



Unit 6 Flanshaw Nano Park

Flanshaw Way, Wakefield, WF2 9FR

HYBRID OFFICE / WORKSHOP UNIT

1,700 sq ft
(157.94 sq m)

- Unbeatable location
- Hybrid business unit, 50% office 50% workshop
- Secure enclosed business park
- Energy efficient construction
- Great parking provision
- Large yard area
- Planning for B1 (b) & (c), B2, B8



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Summary

Available Size	1,700 sq ft
Rent	£26,000 per annum
Rates Payable	£8,982 per annum Estimated Rateable Value - The property will need reassessing for rates purposes on occupation
Rateable Value	£18,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (22)

Description

The subject property offers a high specification hybrid office/workshop in an excellent location and strong transport links. This recently developed business park offers a shared secure yard with parking, a perimeter fence and electric gate.

The property benefits from the following:

- * Highly specified 1st floor office
- * 3 phase power
- * LED lighting
- * 3.5 metre insulated sectional overhead door
- * WC and kitchenette fitted

Location

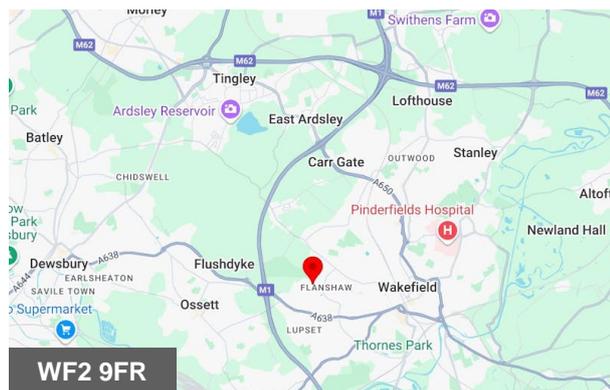
The recently constructed prime Flanshaw Scheme is strategically located under 2 miles west from J40 of the M1 motorway network. The estate is also approximately 2 miles west from Wakefield City Centre.

Viewings

To arrange a viewing please contact the sole letting agents.

Terms

The unit is available by way of a new full repairing and insuring lease for a number of years to be agreed. Rent, service charge and building insurance costs are available on application.



Viewing & Further Information



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