

## Land at Former Diamond House

Diamond Business Park, Thornes Moor Road, Wakefield, WF2 8PT

### Open Storage Land Available To Let

**0.90 to 2.02 Acres**  
(0.36 to 0.82 Hectares)

- Regular shaped site
- Ability to secure
- Established industrial location



# Land at Former Diamond House, Diamond Business Park, Thornes Moor Road, Wakefield, WF2 8PT

## Summary

<b>Available Size</b>	0.90 to 2.02 Acres
<b>Rent</b>	Rent on application
<b>Business Rates</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Description

The site is a former office building and car park which now comprises a level, regular shaped plot of part concrete, tarmac surface. The site could be fully fenced and gated. Occupiers are required to check the position in respect of utilities available.

## Location

Diamond Business Park is located just off Thornes Moor Road which is accessed from Denby Dale Road (A636). The estate provides good access to the M1 with Junction 39 less than 1/5 miles away and Junction 40 situated only 2 miles north west.

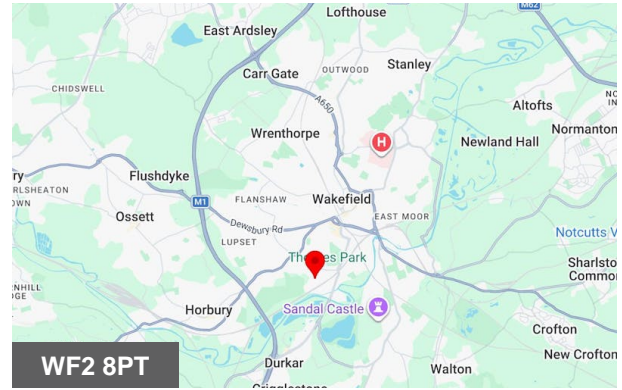
## Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Outdoor - Plot A	0.90 Acres	Available
Outdoor - Plot B	1.12 Acres	Available

## Terms

The property is available by way of a new full repairing and insuring lease.



## Viewing & Further Information



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