

TO LET

MODERN WAREHOUSE / INDUSTRIAL UNIT.

- ▶ SUPERB ACCESS TO THE M1 MOTORWAY AND WAKEFIELD CITY CENTRE
- ▶ EAVES HEIGHT OF 6.18 METRES
- ▶ GOOD SIZED SHARED SECURE YARD AREA
- ▶ GENEROUS CAR PARKING PROVISION
- ▶ HIGH QUALITY ANCILLARY OFFICES / WELFARE PROVISIONS

FLANSHAW INDUSTRIAL ESTATE

WAKEFIELD

5,879 sq ft
(546.18 sq m)



TOWNGATE PLC

WF2 9LP /// fork.jobs/bronze

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DESCRIPTION

- ▶ EAVES HEIGHT OF 6.18 METRES
- ▶ GOOD SIZED SHARED SECURE YARD AREA
- ▶ LOADING VIA A SINGLE ELECTRIC GROUND LEVEL ROLLER SHUTTER DOOR
- ▶ GENEROUS CAR PARKING PROVISION
- ▶ HIGH QUALITY ANCILLARY OFFICES / WELFARE PROVISIONS

ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE	417.64	4,495
GROUND FLOOR OFFICE	108.58	1,169
FIRST FLOOR OFFICE	19.96	215
TOTAL	546.18	5,879
MEZZANINE	43.15	464

5,879 sq ft
(546.18 sq m)



LOCATION

The property sits on the highly popular Flanshaw Industrial Estate, which is strategically located adjacent to Junction 40 of the M1 Motorway and approximately 2 miles west of Wakefield City Centre. The property itself is accessed off Flanshaw Way.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC certificate and reports are available on request.

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed. Further details and rent are available upon application.

PAUL MACK
JONATHAN JACOB

DAVE CATO
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