

UNIT 15
GREENS
INDUSTRIAL PARK

CALDER VALE ROAD | WAKEFIELD | WF1 5PE

To Let

3,443 sq ft
(319.86 sq m)

Warehouse/Workshop Unit



Strategic location



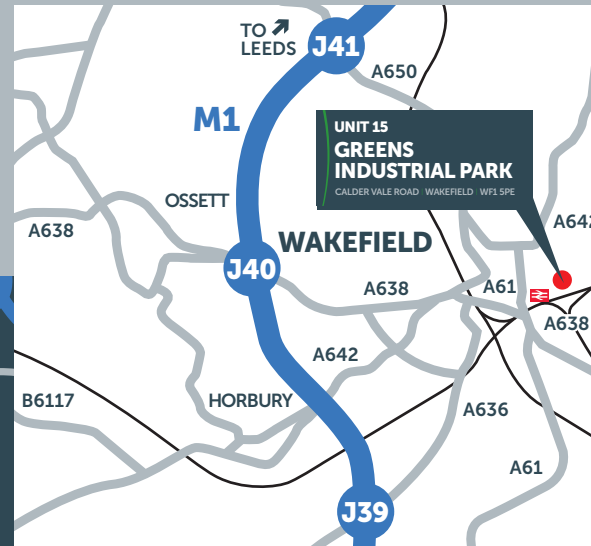
Established industrial Area



Loading door

Location

Greens Industrial Park is located on Calder Vale Road, approximately half a mile south of Wakefield City Centre and to the south of Kirkgate rail station. Wakefield itself is located 10 miles south of Leeds and 20 miles North of Sheffield and is south of the M1/M62 main intersection with Greens Industrial Park having good connections to Junctions 39, 40 and 41 of the M1.



Description

This industrial workshop extends to approximately 3,443 sq ft (319.86 sq m) with the following specification:

- Internal eaves height - 4.99m
- Ridge height - 8.47m
- Clear internal height - 4.93m
- Loading door: 5.48 m h x 4.58m w

On behalf of:

PALOMA
CAPITAL

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising there from. No responsibility is taken for any other error or omission, or mis-statement in these particulars. Please note that VAT may be added to any sale price or rent quoted. It is recommended that prospective purchasers and lessees make their own enquiries to establish the VAT implications prior to entering into any agreement. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. October 2019.

Rent & Terms

The property is available by way of a new Full Repairing & Insuring lease for a term to be decided at a rent of £17,215 (£5 psf) per annum.

Service Charge

A service charge is applicable. Full details available on request.

Rates

We understand from the VOA website that the current rateable value of the property is £9,500. The rates payable is calculated by applying the current business rates multiplier of 49.7 p. Interested parties are advised to confirm the above figures with the local authority.

VAT

All prices quoted are exclusive of VAT which may be charged in addition at the standard rate where applicable.

Small Business Rate Relief

Subject to eligibility, businesses occupying a property with a rateable value of £12000 and below will receive 100% relief, between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

Legal Costs

Each party is to be responsible for their own legal costs in this matter.

EPC

The property has an EPC rating of C68.

Viewing

For an appointment to view or for further information contact the joint agents:

**CARTER
TOWLER**

0113 245 1447
www.cartertowler.co.uk

Josh Holmes

joshholmes@cartertowler.co.uk

Hazel Cooper

hazelcooper@cartertowler.co.uk

JLL

0113 244 6440

jll.co.uk/property

Richard Harris

rich.harris@eu.jll.com

Zach Mehdizadeh

zach.mehdizadeh@eu.jll.com