

READY FOR OCCUPATION Q2 2021

BUILT FOR **YOUR** BUSINESS

A selection of units ranging in size from 2,000 to 9,450ft²



TO LET

Flanshaw Business Park, Flanshaw Way, Wakefield WF2 9LP



INDUSTRIAL • WAREHOUSE • TRADE COUNTER • BUSINESS • DISTRIBUTION



UNIT SIZES

| | | | |
|---------------|-----------------------|----------------|-----------------------|
| Unit 1 | 2,000 ft ² | Unit 6 | 3,475 ft ² |
| Unit 2 | 2,000 ft ² | Unit 7 | 5,800 ft ² |
| Unit 3 | 2,000 ft ² | Unit 8 | 4,750 ft ² |
| Unit 4 | 1,725 ft ² | Unit 9 | 5,100 ft ² |
| Unit 5 | 1,725 ft ² | Unit 10 | 9,450 ft ² |

All sizes are gross internal footprints



MODERN SPECIFICATION

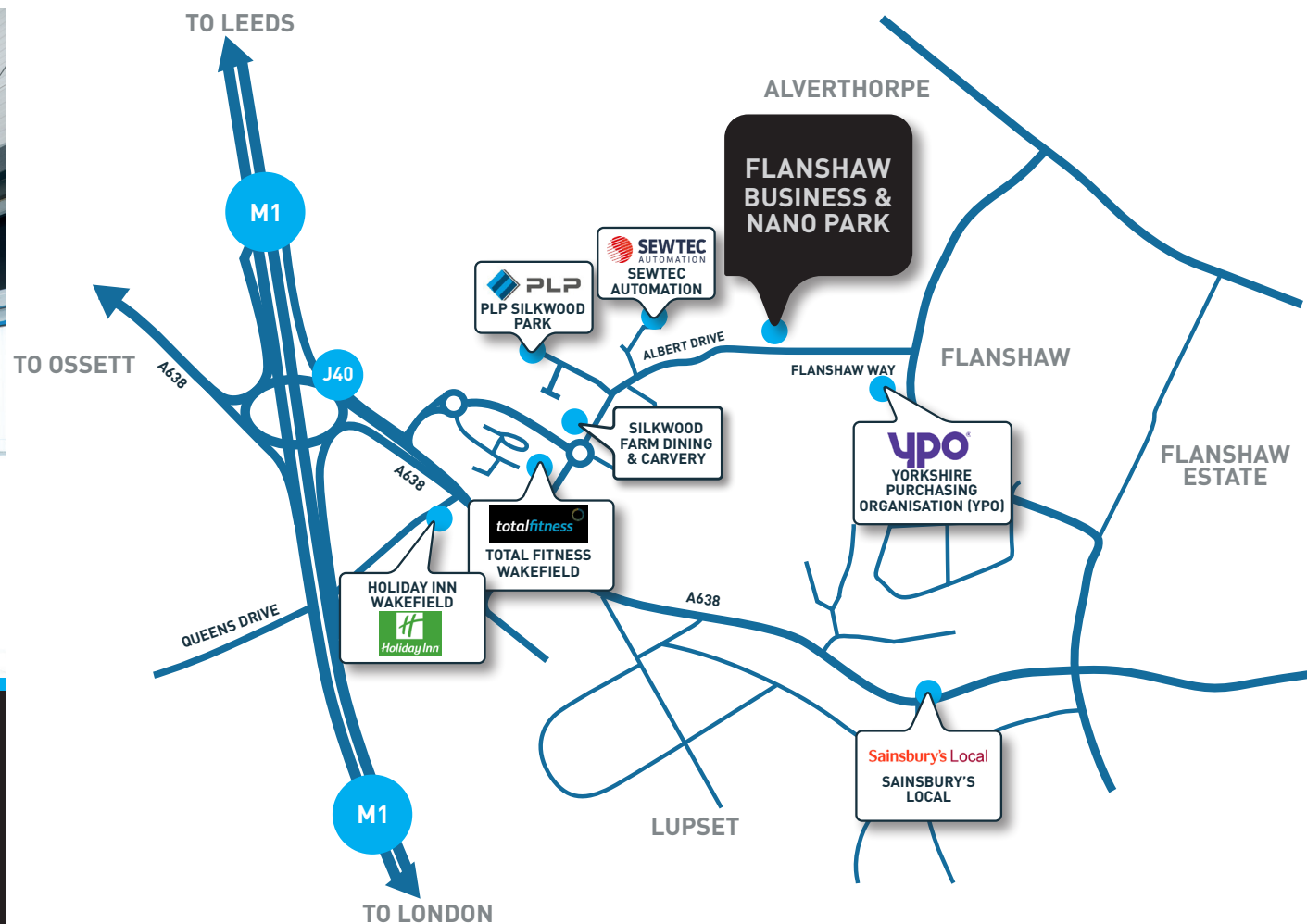
A brand new business park in a prime location ...with exceptional road connections to J40, M1.

- Unbeatable location
- Modern portal frame construction
- Ample car parking
- 5% office as standard
- 3 phase power supply
- High quality business park environment
- Connections to all mains services
- 7 metre eaves
- Double skin insulated cladding giving excellent U values
- Full height insulated sectional overhead doors
- Planning for B1 (b) & (c), B2, B8
- Unrestricted working hours



UNITS FOR:

- Industrial
- Warehouse
- Trade counter
- Business
- Distribution



EXCEPTIONAL LOCATION

Flanshaw Business Park
Flanshaw Way, Flanshaw, Wakefield WF2 9LP

VIEWING

ADDITIONAL INFORMATION

The completed units are to be offered to let, by way of new tenant's full repairing and insuring leases.

Rent upon application.

A site service charge will be levied for the maintenance and upkeep of any common parts of the completed development.

All figures are quoted exclusive of VAT.

Viewing is strictly by appointment.

CONTACT US

For more information on Flanshaw Business Park or to arrange a viewing, please contact any of the joint agents:



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PROPERTY MISDESCRIPTIONS ACT 1991

Whilst every reasonable effort has been made by Carter Towler, Walker Singleton and Avison Young to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify, by independent inspection or enquiry, all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT, unless expressly stated to be otherwise.