

TO LET/MAY SELL
LARGE WAREHOUSE WITH
EXCELLENT, PRIVATE YARD
(SOON TO BE REFURBISHED)

Ryden



THE SPACE CENTRE,
WALDORF WAY,
WAKEFIELD WF2 8DH

2,454
SQUARE METRES

26,424
SQUARE FEET

GET IN TOUCH

CONTACT Dan Hodge

TELEPHONE 0113 3868806

EMAIL dan.hodge@ryden.co.uk

Or contact our joint agents, Dove High Philips on
0113 2450550

Viewing is strictly by arrangement with the joint letting
agent

LEEDS
Carlton Tower,
St Paul's Street,
Leeds LS1 2QB



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SPACE CENTRE, WALDORF WAY, WAKEFIELD

LOCATION

The Space Centre is located on Waldorf Way at the entrance to Trinity Business Park which occupies a prime location lying 0.5 miles south west of Wakefield city centre.

The city benefits from excellent road and rail communications lying only a short distance east of the M1 motorway and less than a mile from Wakefield Westgate Station and Wakefield Kirkgate Station.

Ings Road and Cathedral Retail Parks are located immediately north and East of The Space Centre.

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DESCRIPTION

The Space Centre comprises of a 2 bay industrial / warehouse unit comprising the following specification;

- Industrial Specification
- Office Specification
- Steel portal frame with brick elevations
- Large reception area
- X4 level loading doors
- Carpeted floors
- 1.3 Acre yard
- Cellular offices
- Circa 40% site coverage
- Lighting & heating throughout
- Solid concrete floor
- Heating & lighting throughout
- Welfare & W.C facilities

ACCOMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, has a Gross Internal Area of:

Accommodation	Sq Ft	Sq m
Warehouse	22,800	2,118.90
Offices	2,955	274.53
Mezzanine	487	45.24
Total GIA	26,424	2,454

RENT

Upon application.

LEASE TERMS

The accommodation is available on full repairing and insuring terms for a negotiable period. Any medium to long term leases will be subject to upward only rent reviews at regular intervals.

PROPOSED REFURBISHMENT

The property is going to be refurbished by the landlord in the Summer of 2021.

For further information on the specification, timeframes etc, please contact the joint agents.

ASKING PRICE

The freehold of the property is available to purchase, at a price of £1,875,000 plus VAT.

RATEABLE VALUE

The property is liable for Business Rates. For further information, please contact the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC is available from the joint agents.

LEGAL COSTS

All parties to be responsible for their own legal costs for any transaction of the property.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

IN THE LOCAL VICINITY

The unit is situated in the centre of the town of Wakefield.

There are some excellent amenities nearby.

Wakefield Westgate Railway Station

Wakefield Town Centre

Sainsbury's

The Range
Home · Leisure · Garden

home bargains

B&Q

Trinity Business Park

The Subject Property



FURTHER INFORMATION

TO ARRANGE A VIEWING, PLEASE
CONTACT THE JOINT AGENTS



- EXCELLENT SECURE LARGE YARD
- EASY ACCESS TO THE M1 MOTORWAY
- FREEHOLD WITH VP AVAILABLE

GET IN TOUCH

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TELEPHONE 0113 3868806

EMAIL dan.hodge@ryden.co.uk

OR CONTACT THE JOINT AGENTS, DOVE HAIGH PHILLIPS

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