

UNIT 4 GREENS INDUSTRIAL PARK

CALDER VALE ROAD | WAKEFIELD | WF1 5PE

Heavy Industrial/Warehouse Unit

To Let

16,951 sq ft
(1,574.76 sq m)



Strategic location



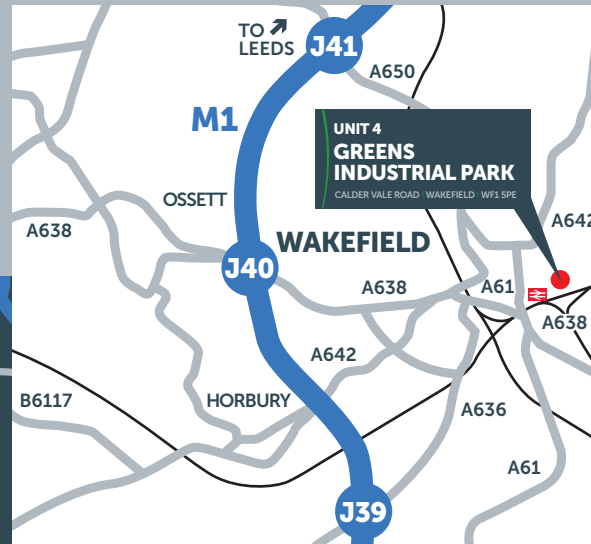
2 Overhead cranes



Two roller shutter loading doors

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.



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 £72,041 (£4.25 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 £42,000. 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.

Legal Costs

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

EPC

The property has an EPC rating of D83.

Description

This is a high bay heavy industrial workshop unit extending to approximately 16,951 sq ft (1,574.76 sq m) with the following specification:

- Two roller shutter loading door: 5.37m h x 4.95m w and 6.11m h x 3.74m w
- 2 overhead cranes which run the length of the unit
- 7.92m to underside of crane • 10.06m to the steel

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.

Viewing

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



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