

FIRST FLOOR WORKSHOP/STUDIO SPACE
TO LET
WITH GENEROUS CAR PARKING



Suite G, Moorpark Business Centre, Thornes Moor Road,
Wakefield, WF2 8PF

- 2,100 sq ft / 196 sq m
- Ideal light assembly space
- Would suit online business
- Ample car parking
- Centrally heated and carpet throughout
- Convenient for Junction 39 of the M1 Motorway

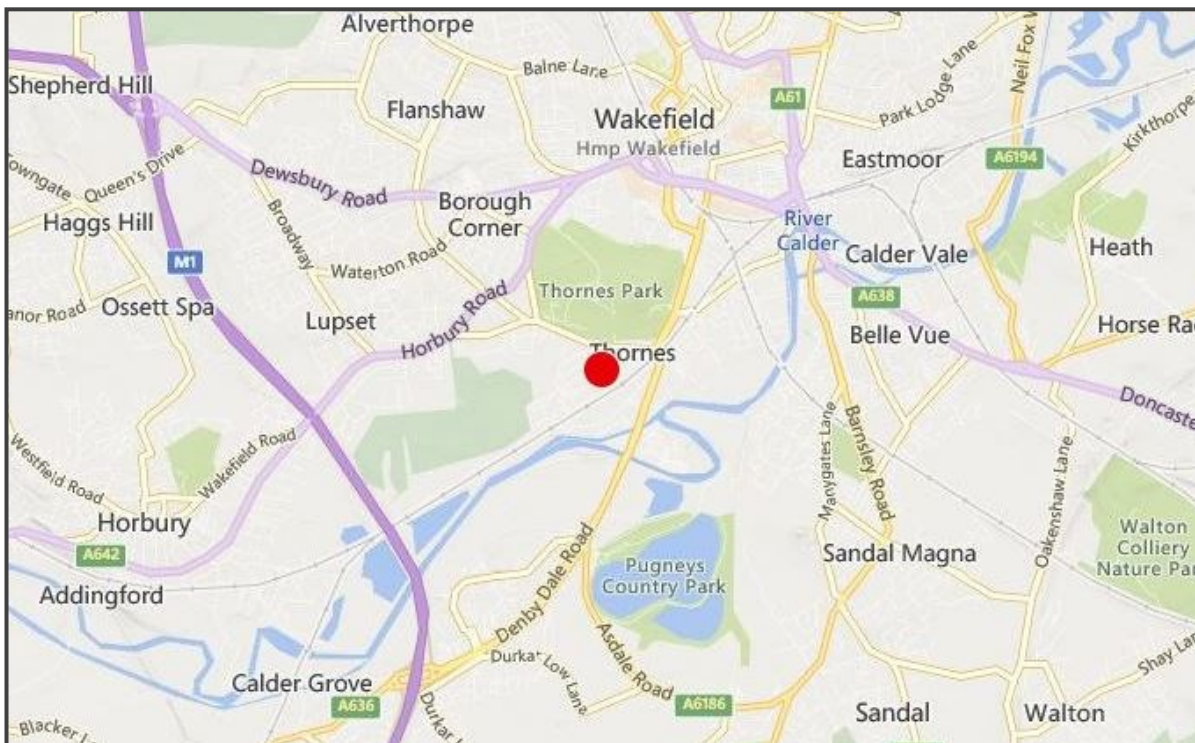


DESCRIPTION

The first floor accommodation comprises a number of studio/workshop spaces and would highly suit an online business who may require light assembly space and packing areas. Kitchen and Wc facilities are provided for along with on site car parking.

LOCATION

The premises are located within the Moorpark Business Centre which is off Thornes Moor Road, directly opposite the Thornes Park entrance. This location is very conveniently positioned between Wakefield city centre and junction 39 of the M1 motorway with each being under 2 miles travel.



ACCOMODATION

Workshop 1	- 20ft x 19ft 10in	= 397 sq ft
Workshop 2	- 16ft 5in x 16ft 10in	= 276 sq ft
Workshop 3	- 16ft 5in x 10ft 10in	= 178 sq ft
Workshop 4	- 16ft 5in x 13ft 5in	= 220 sq ft
Workshop 5	- 16ft 5in x 13ft 8in	= 224 sq ft
Kitchen	- 15ft 9in x 8ft 9in	= 138 sq ft

Plus Store, Kitchen and Wc facilities.

Total area = 2,100 sq ft

LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term to be decided.

RENTAL

£15,000 per annum

SERVICE CHARGE

The service charge will fall due and is currently running at 10% of the annual rental.

BUILDINGS INSURANCE

Further details upon request.

RATES

We understand from the VOA website that the property is currently awaiting assessment. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES 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 responsible for their own legal costs.

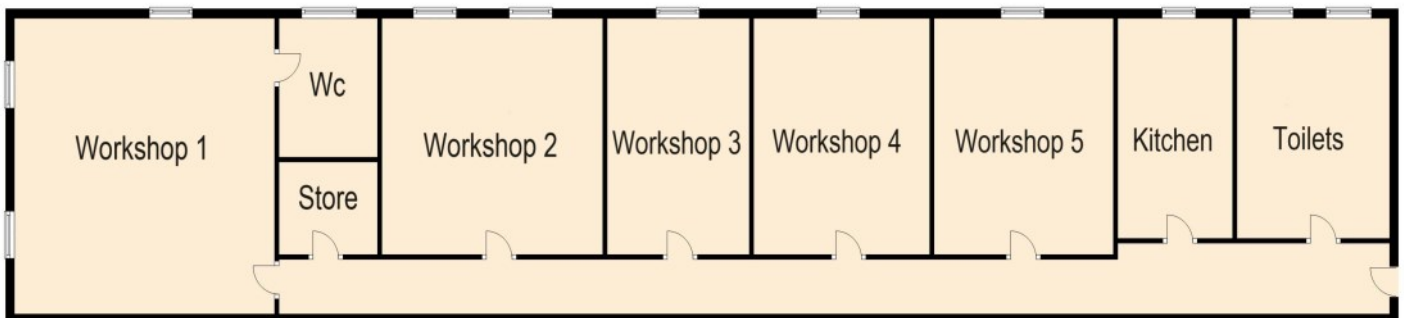
VAT

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

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

Floor Plan



GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated February 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.