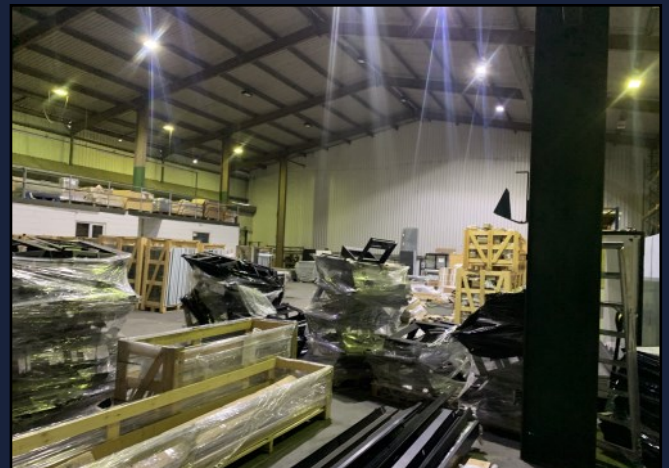


HIGH BAY WAREHOUSE TO LET



Unit 8, Thorpe Hill Farm, Thorpe, East Ardsley Wakefield, WF3 3BX

- 9,990 sq ft / 928.07 sq m
- Warehouse with offices
- Convenient for both Wakefield and Leeds
- Three phase electricity
- 20ft Roller shutter door
- High ceiling
- Kitchen and Wc facilities
- First floor storage



DESCRIPTION

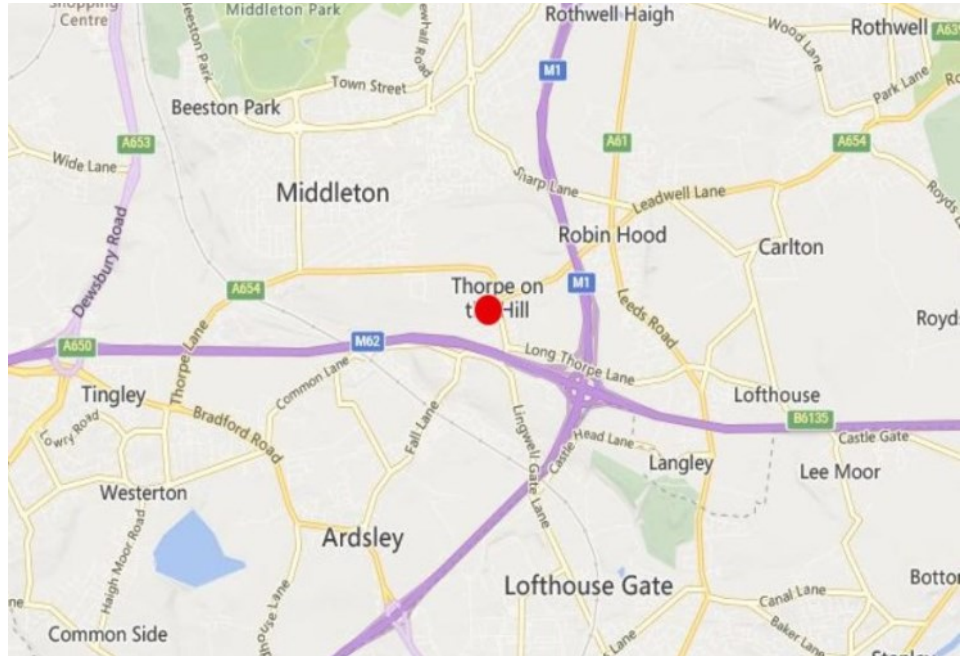
This is a high bay warehouse which is broadly open plan with offices with kitchen and Wc facilities to the side as well as first floor storage.

The accommodation benefits from having 3 phase electricity, a 20ft x 17ft 9in roller shutter door and a high ceiling (34 ft to ridge).

The unit benefits from having some external space directly in front of and opposite the unit.

LOCATION

The premises are strategically located halfway between Leeds and Wakefield yet being convenient for the motorway network along with East Ardsley and Lofthouse.



ACCOMMODATION

Warehouse 90ft x 111ft = 9,990 sq ft (Includes works office.)

Reception office-11ft 8in x 11ft = 127 sq ft

Private office-15ft x 12ft = 180 sq ft

Meeting room - 15ft x 18ft = 270 sq ft

Kitchen- 6ft x 8ft = 48 sq ft

Plus Wc facilities and first floor storage (80ft x 18ft)

Gross Total area = 9,990 sq ft (928.07 sq m)

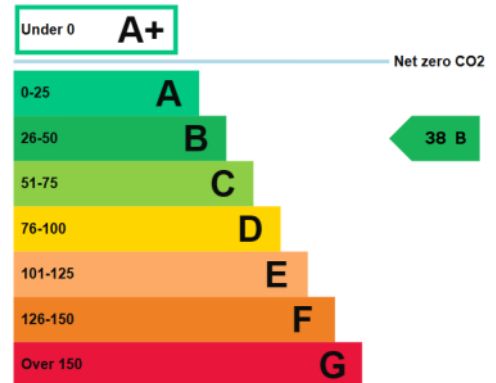


SUMMARY

RENT	£65,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	Awaiting assessment.
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
ADDITIONAL CHARGE	Applicable for estate security lighting.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-105

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VIEWINGS & FURTHER ENQUIRIES



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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 prepared October 2023 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.