

# WORKSHOP/ WAREHOUSE WITH SECURE CAR PARKING TO LET



Unit 3, The Depot, Silcoates Street, Wakefield, WF2 0DX

- 2,500 Sq Ft (232 Sq M)
- Newly refurbished
- Very functional space
- Roller shutter door access
- Secure car parking
- Convenient location

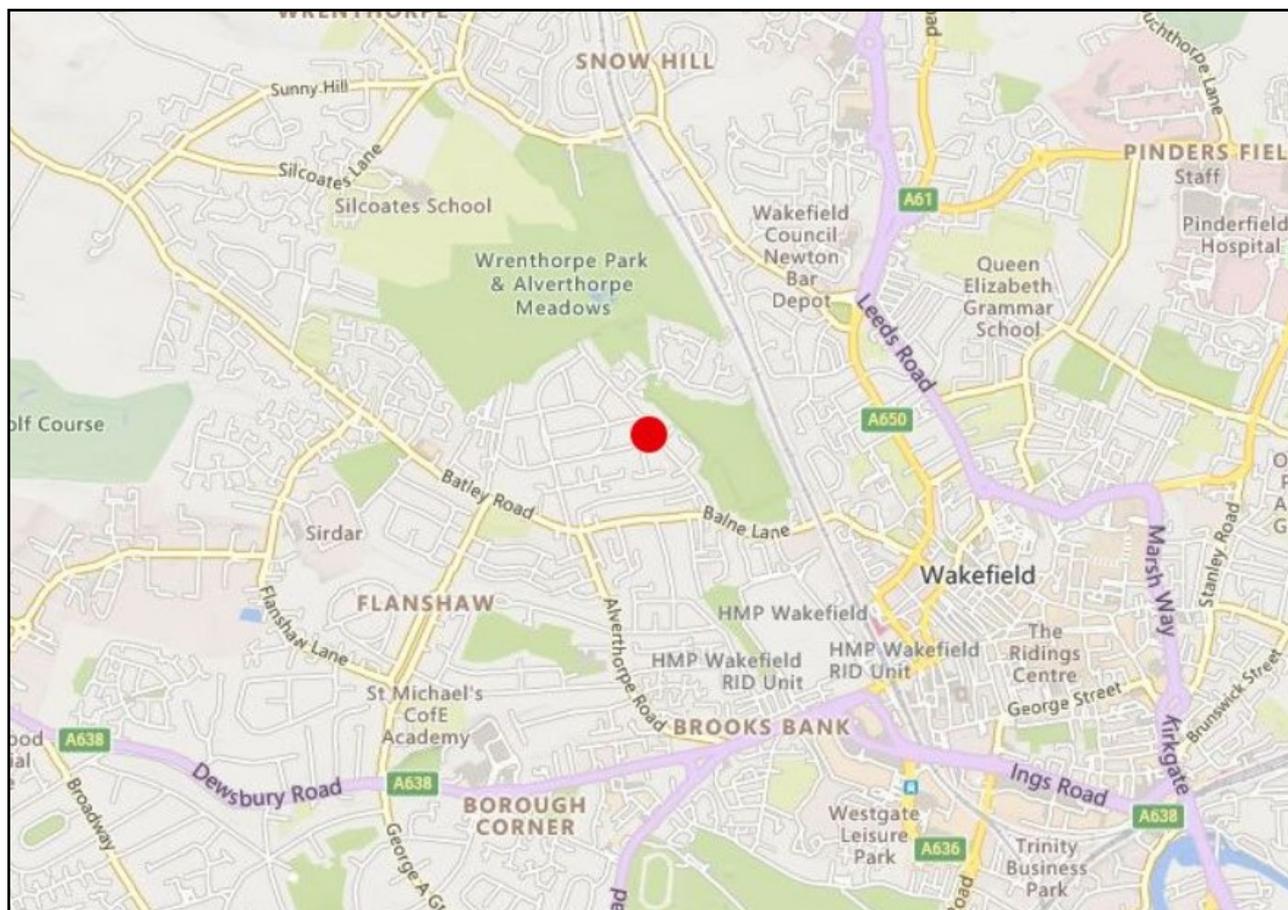


## DESCRIPTION

This is a recently refurbished rectangular workshop/warehouse property. Now offering very functional open planned accommodation with roller shutter door access. Kitchen and bathroom facilities are provided for. Externally, there is a shared secure car park with gated access.

## LOCATION

The property occupies a very convenient location on the fringe of the City Centre yet being just a short drive away from the M1 Motorway.



## ACCOMODATION

100ft x 25ft = 2,500 sq ft (232 Sq M)

Including kitchen and Wc facilities

## RENTAL

£20, 000 per annum

## LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed.

## 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. Lease for a term to be agreed.

## VAT

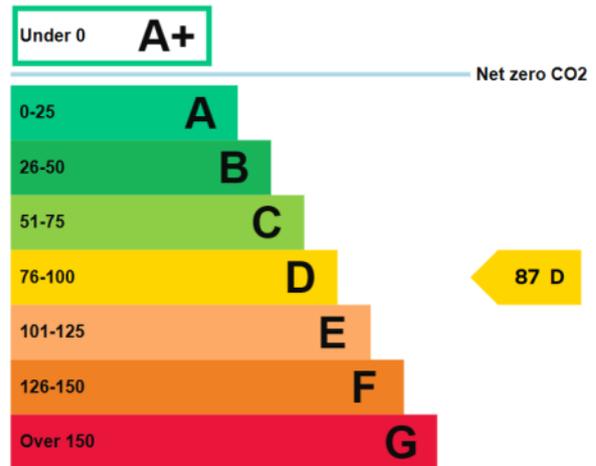
VAT will be charged in addition at the standard rate.

## VIEWING

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

## Energy rating and score

This property's energy rating is D.



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.

## 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 March 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.