



Unit 8 Thornes Trading Estate, Thornes Lane, Wakefield WF1 5QN

TO LET

Industrial / Trade Counter Unit To Let

**7,023 Sq Ft
(652 Sq M)**

DESCRIPTION

The property comprises a modern detached industrial/trade counter unit which benefits from single-storey office accommodation and mezzanine storage to the front of the premises.

The warehouse is of steel portal frame construction with blockwork and profile metal cladding elevations under a pitched profile metal sheet roof with translucent Perspex roof lights.

Externally, the property benefits from a private hard-standing yard to the side of the property, with ground level loading door access, and separate staff and customer parking to the front of the unit.

- ✔ Modern refurbished industrial/trade counter unit
- ✔ 6m eaves height
- ✔ Loading via a single ground level loading door
- ✔ Private hard standing yard and parking for circa 18 vehicles
- ✔ Additional mezzanine storage



LOCATION

The property is located on Thornes Trading Estate, which is accessed via Thornes Lane, providing direct access to Ings Road (A638) and in turn providing access to Junction 39 of M1 Motorway. The estate is home to several trade occupiers, with Tenants including several household names such as Screwfix and Johnstone's Decorating Centre.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Warehouse and Offices	7,023	652.45
Mezzanine	(1,609)	(149.48)
Total	7,023	652

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

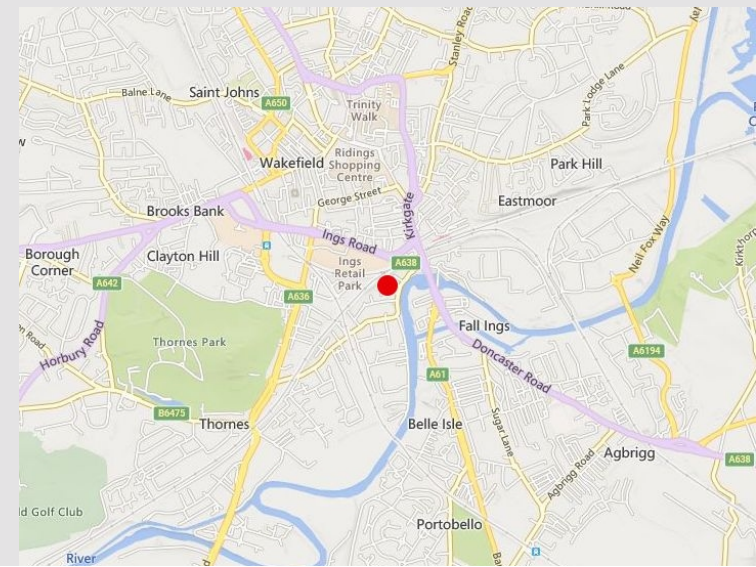
According to the Valuation Office Agency (VOA) website, the current rateable value for the unit is £43,750.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

EPC

The property has an EPC rating of D (79)



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Regulated by RICS 29-Aug-2023

VIEWING & FURTHER INFORMATION

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