



Unit 3 Crigglestone Industrial Estate, High Street, Wakefield WF4 3HT

TO LET

Industrial Warehouse Unit To Let

**1,848 Sq Ft
(172 Sq M)**

Unit 3 Crigglestone Industrial Estate, High Street, Wakefield WF4 3HT

DESCRIPTION

The property provides an end of terrace industrial unit which benefits from single-storey office accommodation to the front of the premises.

The warehouse is of steel portal frame construction under a pitched roof, benefitting from translucent Perspex roof panels and a combination of brick, block and profile metal elevations.

Facilities within the warehouse include a kitchenette and WC facilities. Externally, the property benefits from a secure shared yard and designated parking.

- ✓ **4.9m eaves height**
- ✓ **Loading via single ground level roller shutter door**
- ✓ **Secure yard with dedicated parking**



LOCATION

The property is situated on Crigglestone Industrial Estate, located 3 miles to the south of Wakefield. The estate is situated prominently off Dale Road East, which is accessed via the High Street and in close proximity to the A636. The estate benefits from access to Junction 39 of the M1, and Junction 29 of the M62, providing excellent access to the national motorway network.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse and WC Facilities	1,674	156
Ancillary Offices	174	16
Total	1,848	172

VAT

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

LEGAL COSTS

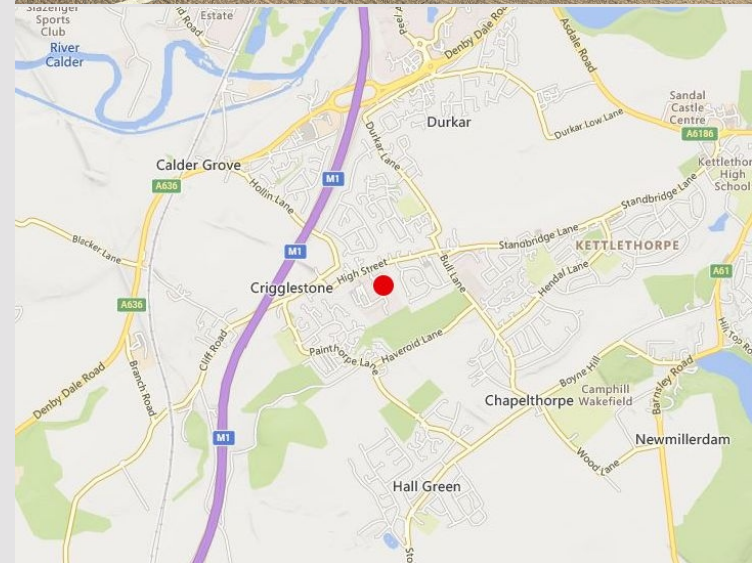
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

According to the Valuation Office Agency, the current Rateable Value for the unit is £11,500.

EPC

To be reassessed.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 19-Jun-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Matt Jackson
0113 245 9393
mjackson@lsh.co.uk

Elliot Bloodworth
0113 887 6697
EBloodworth@lsh.co.uk

Scott Morrison
0113 245 9393
smorrison@lsh.co.uk