

**TO LET**

**Elm Tree Street  
Wakefield**

- Units to Let from 3,143 Sq Ft – 102,031 Sq Ft
- A range of sizes available
- Large yard areas and ample parking
- Recently refurbished
- Short leases available (6 months minimum)
- Fringe of Wakefield City Centre



## Location

The units are conveniently located on the fringe of Wakefield City Centre, on Elm Tree Street, off the A638 Doncaster Road. Wakefield Westgate railway station is less than 2 miles to the north of the site. Junction 39 of the M1 is c. 2.5 miles to the east and Junction 30 of the M62 is c. 5 miles to the north giving excellent transport links both north & south and east & west.

## Description

The units have typically brick elevations and are of steel frame construction under a north light roof. Clear headroom ranges from 6-9m.

The units have been recently refurbished to provide good quality accommodation, including new flooring, painted walls and concrete yard areas and new ground level roller shutter loading doors.

There are a range of sizes available and we can accommodate either single lets in part or the units in their entirety.

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## Accommodation

Description	Sq M	Sq Ft
Unit 2	292	3,143
Unit 6	425	4,575
Unit 7	3,883	41,795
Unit 8	2,217	23864
Unit 10	2,662	28,654
<b>TOTAL</b>	<b>9479</b>	<b>102,031</b>

## Tenure

Available on a new full repairing and insuring lease. Please enquire for further details.

## Services

All mains services are connected, including electricity, gas, water and drainage.

## Business Rates

Available upon request.

## Planning

The property is allocated for employment use. Interested parties should make their own enquiries with Wakefield MBC.

## EPC

Available upon request.

## VAT

VAT will be payable at the prevailing rate on any transaction.

For further information please contact:

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