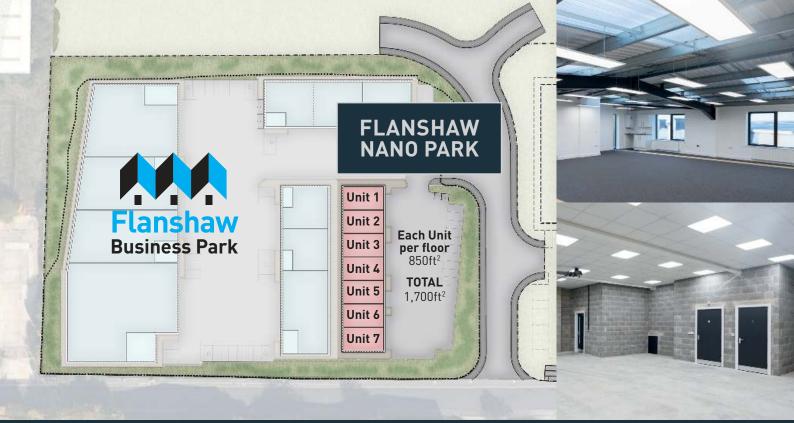


HYBRID OFFICE/WORKSHOP UNITS

Flanshaw Nano Park, Flanshaw Way, Flanshaw, Wakefield WF2 9LP

READY FOR OCCUPATION Q2 2021



FLANSHAW NANO PARK

High specification hybrid office/workshop units with excellent location and transport links.

- Unbeatable location
- High specification office fit out with flexible layouts
- Hybrid business unit, 50% office 50% workshop
- Secure enclosed business park
- Broadband fibre fitted as standard Gigabyte capable
- WC and kitchenette fitted
- LED lighting
- Energy efficient construction
- 3.5 metre insulated sectional overhead door
- Great parking provision
- Large yard area
- Very high quality design and construction
- Planning for B1 (b) & (c), B2, B8
- Unrestricted working hours

ADDITIONAL INFORMATION

The completed units are to be offered to let by way of new tenant's full repairing and insuring leases. Rent upon application.

An estate service charge will be levied - further details on request.

All figures are quoted exclusive of VAT.

Viewing is strictly by appointment.

CONTACT US

For more information on Flashaw Nano Park or to arrange a viewing, please contact any of the joint agents below:

J40

M1



Hazel Cooper: hazelcooper@cartertowler.co.uk



ALVERTHORPE

FLANSHAW BUSINESS & NANO PARK

UDO

ainsbury's Loca SAINSBURY'S LOCAL FLANSHAW ESTATE

SEWTER

4638

LUPSET

Jonathan O'Connor: jonathan.oconnor@walkersingleton.co.uk



Rob Oliver: rob.oliver@avisonyoung.com

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All offers received will be deemed to be exclusive of VAT, unless expressly stated to be otherwise.