

FLANSHAW NANO PARK

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 Flanshaw Nano Park or to arrange a viewing, please contact any of the joint agents below:



Hazel Cooper:

hazelcooper@cartertowler.co.uk



Jonathan O'Connor:

jonathan.oconnor@walkersingleton.co.uk



Rob Oliver:

rob.oliver@avisonyoung.com

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PROPERTY MISDESCRIPTIONS ACT 1991

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FINANCE ACT 1989

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