

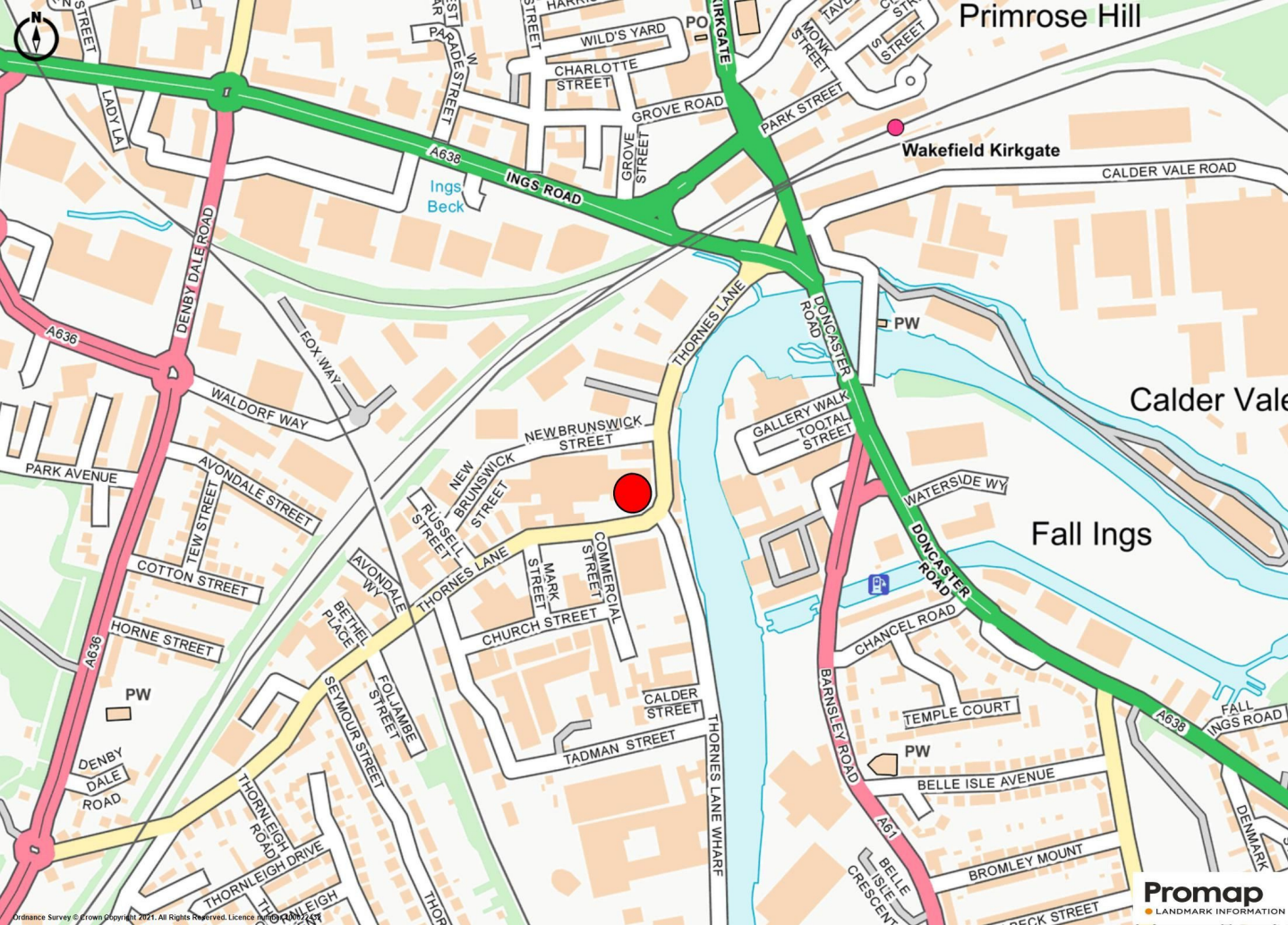


## TO LET - Fully Refurbished Industrial Warehouse / Trade Unit with Large Yard

40 Thornes Lane, Wakefield, WF1 5RR



Sanderson  
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## Location

The subject property is located fronting Thornes Lane, a well established industrial/trade location within Wakefield. The premises are approximately 1.5 miles from Wakefield City Centre with Leeds circa 12 miles north, Bradford circa 18 miles north west and Sheffield circa 15 miles south.

The A636 links directly onto Thornes Lane, which leads to Junction 39 of the M1 motorway some 2.3 miles south west of the property. The property also has direct access to Ings Road to the north, which provides access to the A1 and Junction 40 of the M1 motorway 3 miles north west.

Nearby occupiers include: Screwfix, Johnstone's Decorating Centre, Decormax, Clifton Trade Bathrooms and Buildbase Wakefield, to name but a few.

## Description

The property comprises a fully refurbished semi detached industrial unit of steel portal framed construction. The property benefits from a large yard area to the front and side of the unit.

Internally the unit benefits from office accommodation which has been fully refurbished. The offices are heated by way of a gas fired boiler serving wall mounted radiators and cooled via air conditioning. The warehouse space is open plan with an electric roller shutter door and useful mezzanine storage above the offices.

## Accommodation

Description	Approximate Gross Internal Floor Area	
	Sq M	Sq Ft
Warehouse	779.24	8,387
Mezzanine	(135.24)	(1,456)
<b>Total</b>	<b>779.24</b>	<b>8,387</b>





## Energy Performance Certificate (EPC)

To be assessed.

## Rateable Value

The property is currently being re-assessed.

## Tenure & Terms

The property is available leasehold on a fully repairing and insuring basis for a term to be agreed.

£70,000 per annum exclusive

## VAT

All figures quoted are deemed to be exclusive of VAT.

## Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

# Viewings

For further information or to arrange a viewing please contact the sole selling agents:

Jonathon White

07811 100 786

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Jay Dhesi

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