



TO LET

WORKSHOP/WARHOUSE

8,327 SQ. FT.

2ND FLOOR, MILL BUILDING, THORNES LANE WHARF, WAKEFIELD, WF1 5RL

- **2nd floor workshop suitable for a variety of uses**
- **Ample car parking spaces**
- **Potential to split**
- **Flexible terms available**

£2.75 per SQ.FT. exclusive of business rates and VAT

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

2nd floor workshop/warehouse, suitable for a variety of uses located within Thornes Lane Wharf, Wakefield.

Incentives available

Ample car parking

ACCOMMODATION

The accommodation is summarised as follows: -

Floor Area: 8,327 SQ. FT.

SERVICES

Mains water, drainage and three phase electricity are connected.

BUSINESS RATES

The building is assessed with one rateable value and would require splitting.

Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

TENURE

LEASEHOLD

Full vacant possession available on completion

LEASE TERMS

The property is offered via a new lease on a full repairing and insuring basis. Terms to be negotiated.

RENTAL

£2.75 per SQ.FT.

Exclusive of Business Rates and VAT (If Applicable)

VAT STATUS

Unless otherwise stated all prices/rents quoted are exclusive of VAT.

LEGAL COSTS

The ingoing tenant is to bear the Landlords legal costs in the transaction

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating to be confirmed.

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

Ref. No. C2831



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