



## **TO LET**

### **INDUSTRIAL UNITS**

**10,600 SQ. FT. with mezzanine floor (10,600 SQ.FT.)**

**THORNES LANE WHARF, WAKEFIELD, WF1 5RL**

- **Industrial unit with internal office space and roller shutter door**
- **Mezzanine floor with lift access**
- **Ample car parking on site**
- **Flexible terms available**

**£4.00 per SQ. FT. exclusive of business rates and VAT**

## **DESCRIPTION**

Industrial unit adjacent to the Conservatory Outlet Distribution centre with internal office space.

Mezzanine floor above with stair & lift access covering the whole ground floor square footage.

Roller shutter access with 2m eaves height (potential to increase to 4m).

Ample car parking on site.

## **ACCOMMODATION**

The accommodation is summarised as follows: -

Ground floor	10,600 SQ. FT.
First floor (mezzanine)	10,600 SQ. FT.
Total	21,200 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 properties are offered via a new lease on a full repairing and insuring basis. Terms to be negotiated.

## **RENTAL**

£4.00 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 incoming tenant is to bear the Landlords legal costs in the transaction

## **PLANNING**

The unit has the benefit of planning permission for B2 (General Industrial).

## **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](http://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.

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