

**DOVE HAIGH
PHILLIPS**

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dhpproperty.co.uk



TO LET

Detached Industrial Unit
18,093 Sq Ft (1,680.90 Sq M)
Units 1 & 2, Flanshaw Way, Wakefield, WF2 9LP



Description

The property is of steel portal frame construction with metal profile, brick and clad elevations under a pitched roof. It offers the following specification;

- Low site coverage of 25%
- Dual entrance points to the west and south east of the site.
- A mezzanine with offices.
- It offers a minimum eaves height of 6.2m.
- Roller shutter doors to either elevation.
- Extensive concrete yards
- Secure and fenced site.
- The total site area is 1.6 acres.

Accommodation

Description	Sq Ft	Sq M
Industrial	13,368	1,241.93
Offices	4,725	439.97
Total (excl. mezzanine)	18,093	1,680.90
Mezzanine	1,038	96.43



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Location

It is situated in an established industrial/commercial estate. It provides direct access to Junction 40 of the M1 linking it to major cities such as Leeds and Sheffield. Nearby, Amazon occupies two warehouses showing how popular this location is.

Terms

Flanshaw Way is available by way of assignment or sublet on Fully Repairing and Insuring terms, at a rent of £133,028 pa (£7.35 psf) expiring June 2032 with a break June 2027.

Business Rates

Rateable value of £104,000. Interested parties are advised to make their own enquires via Wakefield Council.

EPC

EPC the unit is D (86)

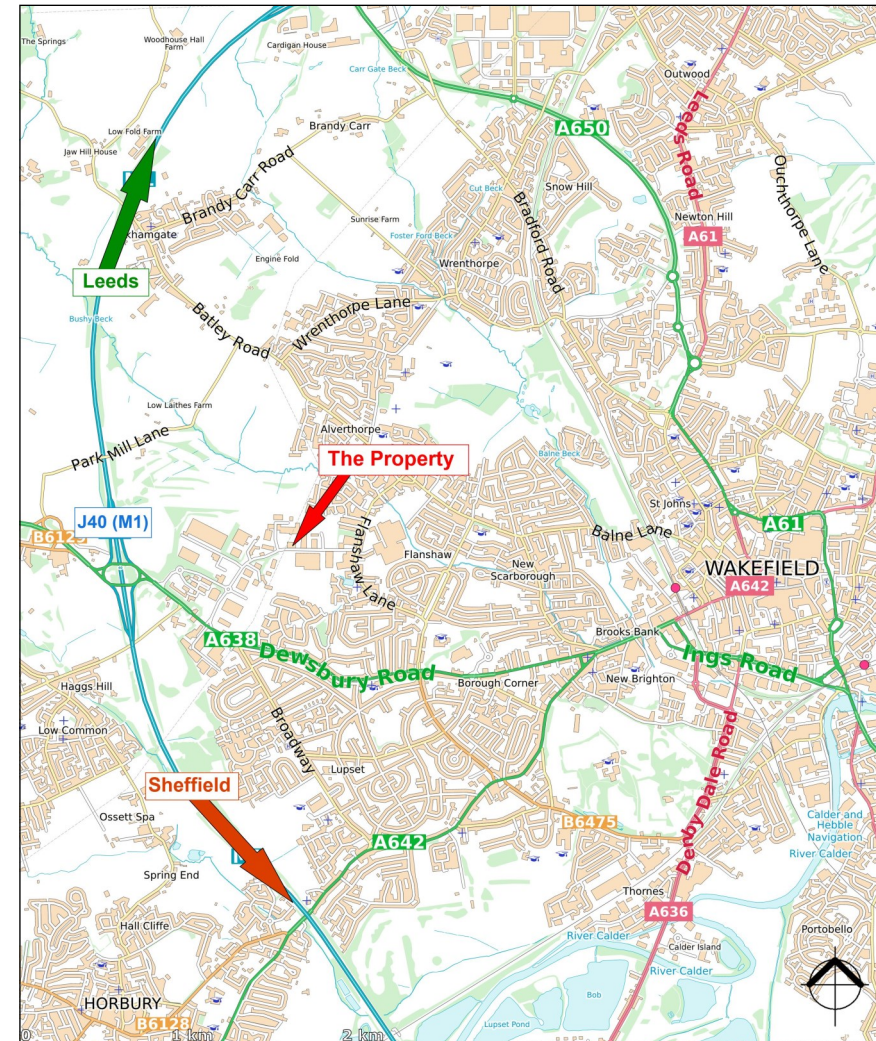
Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

Viewing & Further Information

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