



## Unit 6 Calder Vale Road

Wakefield WF1 5PE

### PROPERTY FEATURES

- Modern industrial / commercial / trade retail unit
- Approx 1825 sq ft over 2 floors
- Ground floor workshop space
- First floor offices & store room
- Includes kitchen and toilet facilities
- 3 allocated parking spaces (additional spaces available)
- Suitable for a variety of alternate business uses
- 24 hour / 7 day access
- Close to Wakefield City Centre
- Available now on flexible lease terms



**01924 200101**

Annual Rental Of £14,000

## PROPERTY DETAILS

Now available to rent on flexible lease terms is this modern, spacious and adaptable workshop / office / trade retail unit providing approximately 1825 sq ft of useable work space. The unit comprises a ground floor workshop and first floor offices, together with kitchen and toilet facilities. The premises benefit from 3 allocated parking spaces. Additional spaces are available by separate negotiation. The property includes a glazed double door entrance with roller shutter door behind which leads directly from the carpark into the workshop. Note that the landlord is willing to remove the glazed frontage for anyone who would prefer use of just the roller shutter door. For further information and to arrange a viewing contact FSL Estate Agents on 01924 200101.



## LOCATION

The premises are located within a private business park on Calder Vale Road in a predominantly industrial region off Doncaster Road and close to Wakefield City Centre. The location provides easy road access to the Yorkshire region with excellent links to the M1 and M62 motorway networks.



## SIZE

The net internal floor area as noted on the Valuation Office website is 1825 sq ft (169.5 m<sup>2</sup>). For indicative room layouts and approximate room sizes please refer to the floor plan.



## RATEABLE VALUE

Note that the rateable value is listed separately for both ground and first floor. This provides the potential for 2 separate businesses to share the unit and both benefit from small business rate relief. The rateable value of the ground floor effective from April 2023 is £9,600. The rateable value of the first floor effective from April 2023 is £4,450.

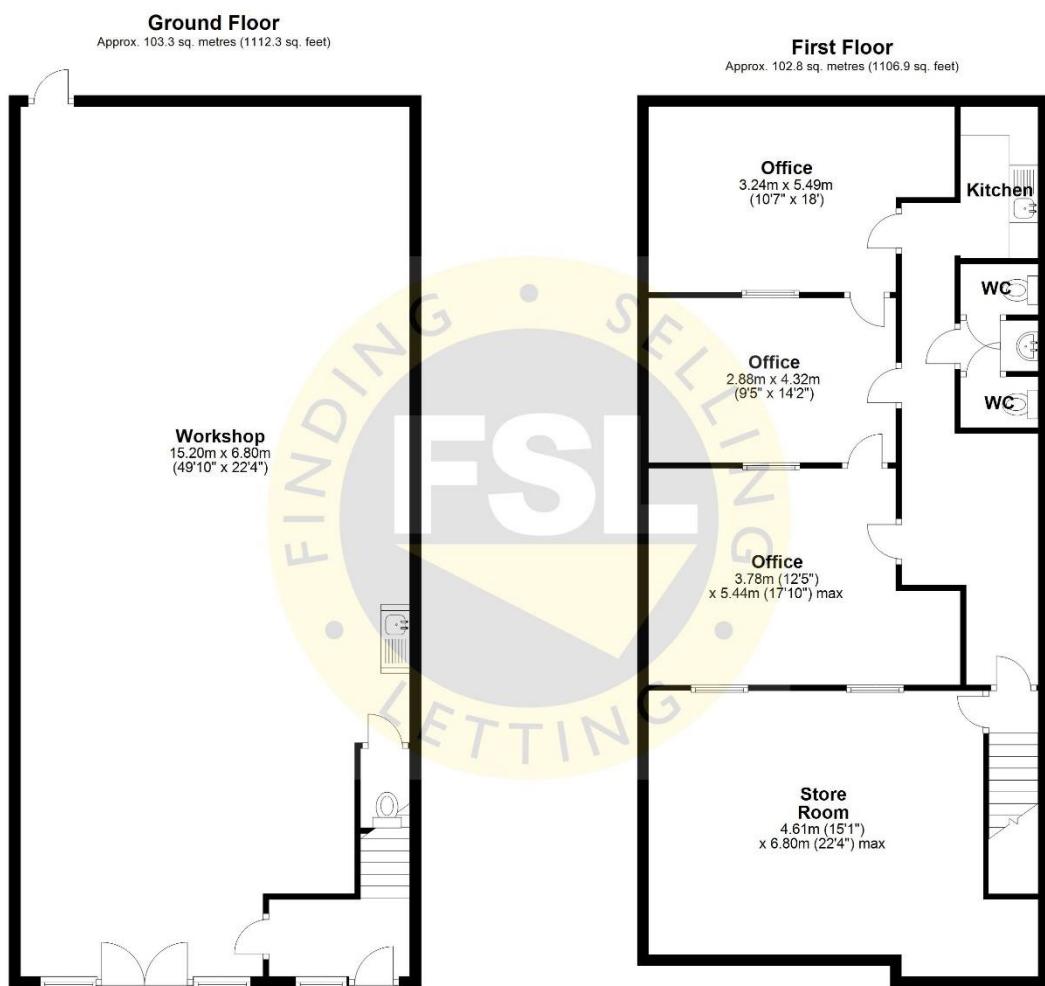
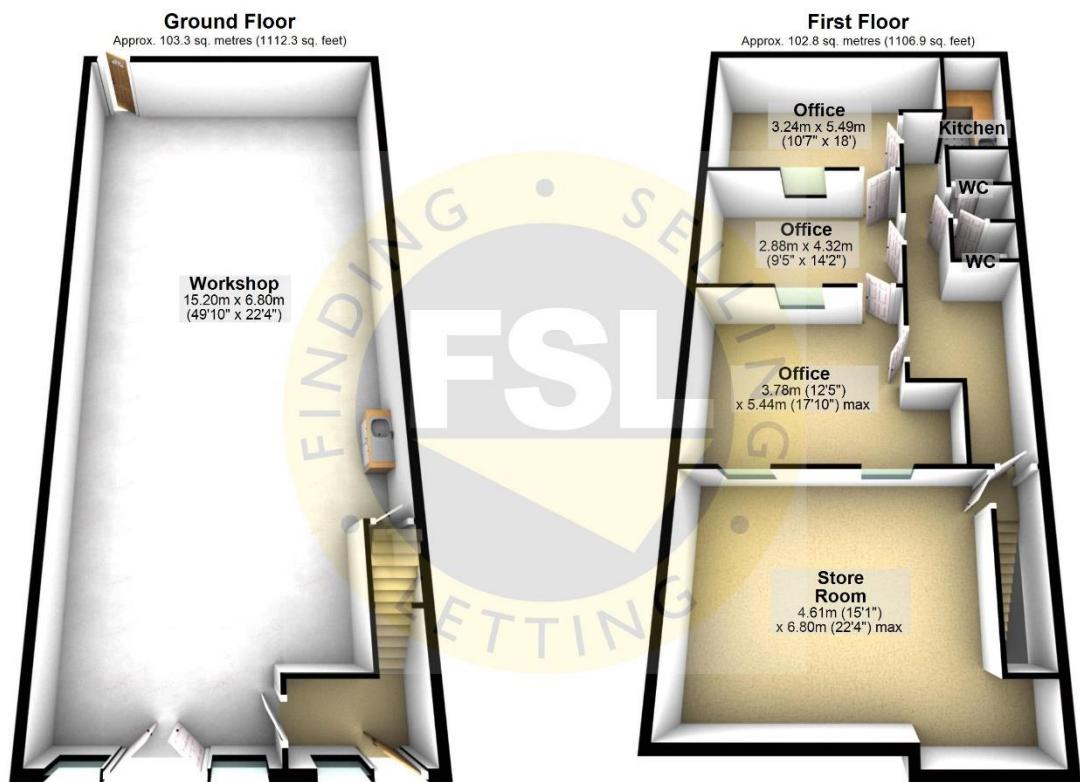


## LEASE TERMS

Flexible lease terms by negotiation on a full repair and insure basis. Note that the ingoing tenant will be responsible for the legal fees required to produce the lease.

## ENERGY RATING

The previous EPC has expired and an updated assessment is currently being organised. The previous rating was D (92)



## VAT

The rent will be subject to VAT at the standard rate.

## VIEWINGS

For further information and to arrange a viewing, contact our friendly commercial lettings team on 01924 200101.

## IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



For further information and to arrange a viewing contact FSL Estate Agents

Telephone **01924 200101**



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