

Sirdar Business Park

Wakefield 40 | Flanshaw Lane

TOILET

REFURBISHED INDUSTRIAL / LOGISTICS UNIT

83,405 sq ft

7,749 sqm

POTENTIAL TO SPLIT



RECENTLY FULLY REFURBISHED



COST-EFFECTIVE ACCOMMODATION




ADJACENT TO J40 M1

overview

The unit forms part of Sirdar Business Park, a 370,000 sq ft industrial estate on approximately 16.31 acres. The property is of steel portal frame construction, with elevations clad in a combination of brickwork and metal profile sheeting. Internally, the unit benefits from concrete floors, while the roof incorporates translucent roof lights.

 ESTABLISHED INDUSTRIAL ESTATE

 LARGE DEDICATED ON-SITE CAR PARK

 LARGEST SITE AVAILABLE







Sirdar Business Park

Wakefield 40 | Flanshaw Lane

| specification

The unit has undergone an extensive refurbishment.

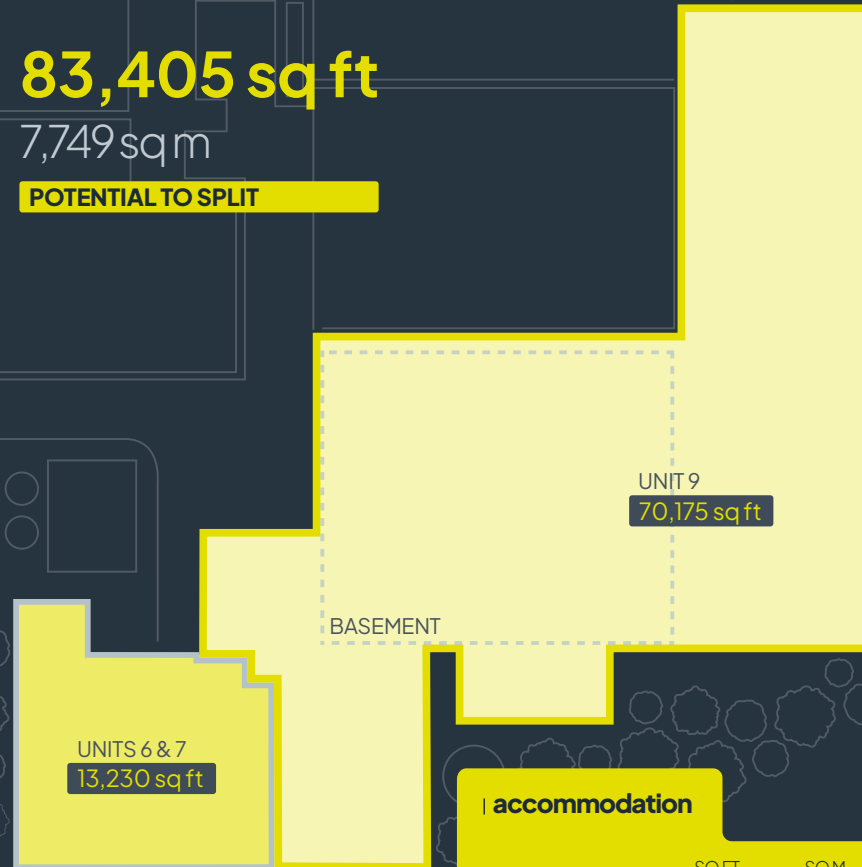
Works undertaken are as follows:

-  5 GROUND LEVEL ACCESS DOORS
-  2 MVA POWER SUPPLY
-  CCTV
-  LED LIGHTING THROUGHOUT
-  SPRINKLER SYSTEM
-  COMPREHENSIVELY REDECORATED
-  HIGHLY SECURE FULLY FENCED SITE
-  LARGE DEDICATED ON-SITE CAR PARK

83,405 sq ft

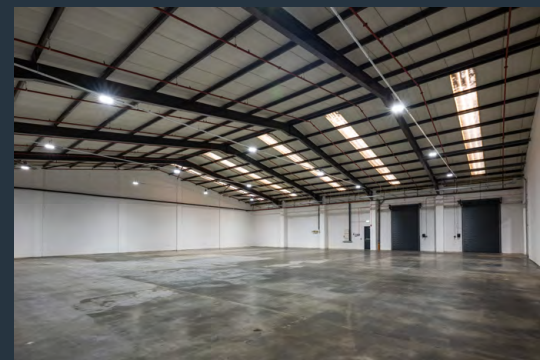
7,749 sq m

POTENTIAL TO SPLIT



| accommodation

	SQFT	SQM
Units 6 & 7	13,230	1,230
Unit 9	70,175	5,520
Ground floor GIA	83,405	7,749
<i>Basement area *unit 9 (Not Rentalised)</i>	27,305	2,537
Total (Inclusive of Basement)	110,710	10,285



Sirdar Business Park

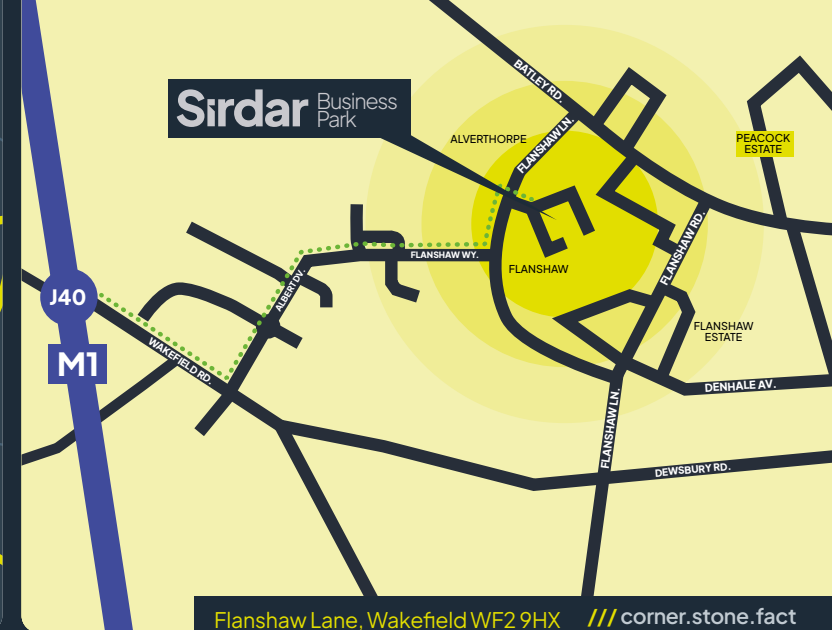
Wakefield 40 | Flanshaw Lane

location

Sirdar is located approximately 1.3 miles west of Wakefield City Centre and around 12.2 miles south of Leeds. Sirdar is well located for access to junction 40 of the M1 just under 1 mile to the west.

transport

	Distance	Drive Time
M1/Jct 40	0.9 miles	4 mins
M62/Jct 29	5.1 miles	8 mins
Wakefield City Centre	1.3 miles	5 mins
Leeds City Centre	12.2 miles	22 mins



Flanshaw Lane, Wakefield WF2 9HX /// corner.stone.fact



TERMS

The property is available to let as a whole, or consideration will be given to individual lettings for a term to be agreed.

RATEABLE VALUE

The property is to be re-assessed. We would advise all parties to make enquires with the local authority.

EPC

The property has an EPC rating of B.

VAT

All prices and outgoings are exclusive of VAT, which may be payable.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

Carter Towler and Cushman & Wakefield on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler and Cushman & Wakefield has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is January 2026.

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CARTER TOWLER

0113 245 1447
www.cartertowler.co.uk

Josh Holmes
joshholmes@cartertowler.co.uk
07984 444 972

Hazel Cooper
hazelcooper@cartertowler.co.uk
07811 234 627

CUSHMAN & WAKEFIELD

0113 233 7300
cushmanwakefield.co.uk

Jake Pygall
jake.pygall@cushwake.com
07795 237 286

Tom Cooley
tom.cooley@cushwake.com
07385 949 988



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