

# To Let

Unit 10 Diamond Business Park, Thornes Park Road, Wakefield, WF2 8PT



**Warehouse/Manufacturing facility**

**10,420 Sq Ft (968.07 Sq M)**

## Description

The property forms part of the established Diamond Business Park and offers a warehouse/manufacturing facility with the following specification:--

- Mid-terrace under a single pitched roof with translucent roof lights
- Sodium dome lighting
- Gantry crane
- Ground and first floor offices
- WC, kitchen and ancillary facilities
- Electric Roller shutter door
- Concrete floor
- 3 phase electric
- Gas supply
- 7.8m minimum eaves

## Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition). The unit provides the following GIA:

	Sq ft	Sq m
<b>Warehouse</b>	8,424	782.6
<b>Ground Floor Office</b>	576	53.5
<b>WC &amp; Facilities</b>	1,420	131.87
<b>TOTAL</b>	10,420	968.07

## Planning

We understand the unit benefits from B8 planning consent, and are not aware of any hours of use restrictions. Interested parties should make their own enquiries.

## Services

We understand the property benefits from all mains services. Interested parties should satisfy themselves.

'Internal Photo to follow once vacated'

## EPC

The property has a score of D83, with the EPC expiring March 2033.

## Business Rates

We note from the VOA website that the property has a Rateable Value of £31,750.

## Terms

The unit is available by way of a new full repairing and insuring lease from the Landlord, at a quoting rent based on £4.50psf plus VAT.

Subject to Contract.

# To find out more:

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