



Unit 10

Diamond Business Park, Wakefield, WF2 8PT

INDUSTRIAL / WORKSHOP UNIT

10,420 sq ft
(968.05 sq m)

- Close to Wakefield City Centre
- Close to J39 M1
- Established industrial/manufacturing location

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

Summary

Available Size	10,420 sq ft
Rent	£4.50 per sq ft
Rates Payable	£1.52 per sq ft
Rateable Value	£31,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

The unit comprises a warehouse / industrial unit of steel portal frame construction with brick and blockwork to the side elevations. The unit benefits from the following specification:

- * Ground Floor Electric Roller Shutter
- * Gantry crane
- * WC, kitchen and ancillary facilities
- * 3 phase electricity
- * Gas supply
- * 7.8m minimum eaves
- * Extensive parking available

Location

Diamond Business Park is located just off Thornes Moor Road which is accessed from Denby Dale Road (A636). The estate provides good access to the M1 with Junction 39 less than 1/2 miles away and Junction 40 situated only 2 miles north west.

Accommodation

The accommodation comprises the following areas:

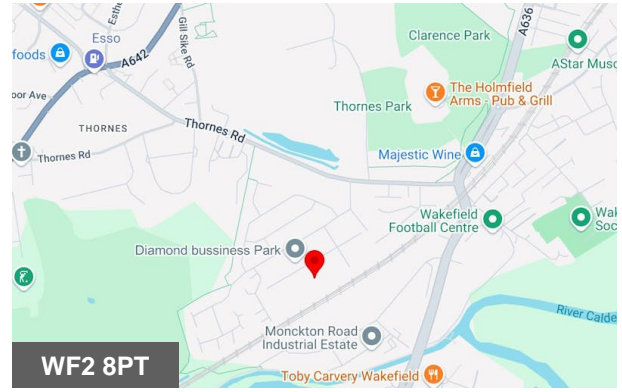
Name	sq ft	sq m	Availability
Unit - Warehouse	8,424	782.62	Available
Ground - Office	576	53.51	Available
Unit - Facilities	1,420	131.92	Available
Total	10,420	968.05	

Viewings

For further information or to arrange a viewing, please contact Carter Towler or our joint agents Avison Young.

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.



Viewing & Further Information



Hazel Cooper

0113 245 1447

hazelcooper@cartertowler.co.uk



Max Vause

0113 245 1447

maxvause@cartertowler.co.uk

Rob Oliver (Avison Young)

