

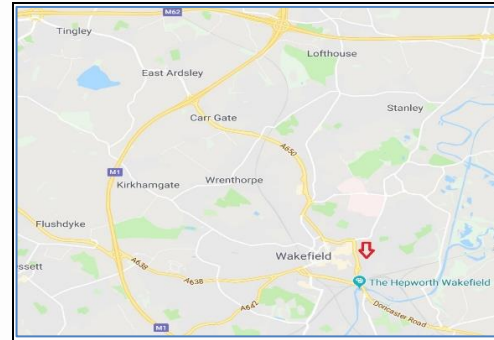
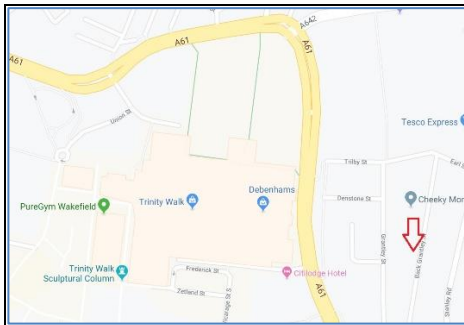
TO LET
INDUSTRIAL / WAREHOUSE UNIT



**UNIT 2, BACK GRANTLEY STREET,
WAKEFIELD, WF1 4LG**

- 5,188 sq ft (481.97 sq m)
- Front forecourt parking / loading
- Fringe of City Centre location





LOCATION

The property is located off Stanley Road with close proximity to Wakefield City Centre and the Trinity Walk development. Junctions 40 & 41 of the M1 motorway are 3.5 miles away.

DESCRIPTION

The unit comprises a functional, single-storey, industrial / warehouse unit under a dual pitched roof. Drive-in access is via a single roller shutter door. There is forecourt car parking to the front elevation. Works offices with mezzanine storage above.

Back Grantley Street is not suitable for HGV Deliveries.

TERMS

The premises are available by way of a new lease at an initial rental of £16,000 per annum exclusive.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Warehouse	482	5,188
TOTAL	482	5,188

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

We understand that the current Rateable Value is £12,500.

CONTACT

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