



Unit 2
STADIUM WAY

Dale Lane, South Elmsall, West Yorkshire, WF9 2XR



To Let **43,899 sq ft (4,078.3 sq m)** approx. GIA
Refurbished



Unit 2 STADIUM WAY

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DESCRIPTION

A modern industrial / warehouse unit of steel portal frame construction to an eaves height of approximately 7.7m, with an office pod to the front elevation. Elevations are clad with a combination of brickwork and profile metal cladding. Loading access into the unit is by way of 4 ground level doors to the front elevation. Externally, there are separate service yard and car parking areas. The unit benefits from having undergone an extensive and thorough refurbishment programme.

ACCOMMODATION

The property provides the following approximate gross internal areas:

	Size Sq M	Size Sq Ft
Warehouse	3,710.3	39,938
Ground Floor Office	184.4	1,985
First Floor Office	183.6	1,976
Total	4,078.3	43,899

SERVICES

The property benefits from connection to all mains services. We understand the electricity supply has a capacity of 1,250kva. We recommend interested parties make their own enquiries to satisfy themselves in terms of services provision.

PLANNING

The property is within an area allocated as an Employment Zone in the Wakefield LDF. The units benefit from Use Classes B1, B2 and B8. Interested

parties are recommended to make their own planning enquiries with Wakefield MBC.

BUSINESS RATES

We understand from the VOA that the property has the following Business Rates assessment:

Reference	0602220020
Description	Warehouse and Premises
Rateable Value	£202,000

EPC

The property has a score of 80 and a rating of D. A copy of the EPC is available on request.

TERMS

The unit is available by way of a new full repairing and insuring lease, on terms to be agreed. Subject to Contract.

VIEWING

Viewing is strictly by appointment with the retained agents.



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