



PROPERTY CONSULTANTS

TO LET

Unit 1
Flanshaw Way
Wakefield
West Yorkshire
WF2 9LP



Food Grade Industrial / Warehouse Premises 6,366 Sq Ft (591.4 Sq M)

- Superb access to Junction 40 of the M1 Motorway and Wakefield City Centre
- Fully fitted food production / manufacturing premises
- Eaves height of 6 metres
- Good sized shared secure yard / loading area



Location

The property sits on the highly popular Flanshaw Industrial Estate, which is strategically located adjacent to Junction 40 of the M1 Motorway and approximately 2 miles west of Westfield City Centre.

The property itself is accessed off Flanshaw Way.

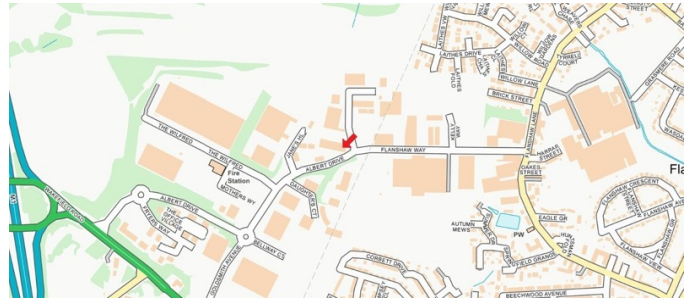
Description

The property comprises a food grade industrial / warehouse building, which benefits from the following specification;

- Fully fitted food production / manufacturing premises
- Eaves height of 6 metres
- Good sized shared secure yard / loading area
- Loading via a single electrically operated ground level roller shutter door
- Good quality 2 storey offices / welfare provisions

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	474.23	5,105
Ground Floor Offices	58.57	631
First Floor Offices	58.57	631
Total	591.37	6,366



EPC

A copy of the EPC certificates and reports are available of request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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