



Unit 3A

Diamond Business Park, Wakefield, WF2 8PT

INDUSTRIAL / WORKSHOP UNIT

3,345 sq ft
(310.76 sq m)

- Close to Wakefield City Centre
- Close to J39 M1
- First floor office/storage
- 3 phase electricity



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Summary

Available Size	3,345 sq ft
Rent	£20,000 per annum
Rates Payable	£8,782.40 per annum
Rateable Value	£17,600
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (89)

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
- *WC facilities
- *3 phase electricity
- *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 1/5 miles away and Junction 40 situated only 2 miles north west.

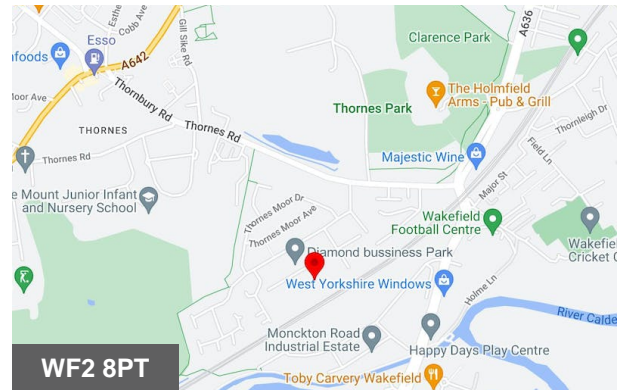
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	3,345	310.76
Unit - 1st Floor	3,003	278.99
Total	6,348	589.75

Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



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