

AVAILABLE
JANUARY 2024

UNIT 14B
40M
RECYCLING
LTD

 **POWER
PARK**
WAKEFIELD | WF1 5PE

TO LET - UNIT 14B
**INDUSTRIAL /
WAREHOUSE UNIT**

5,865 SQ FT (544.9 SQ M)

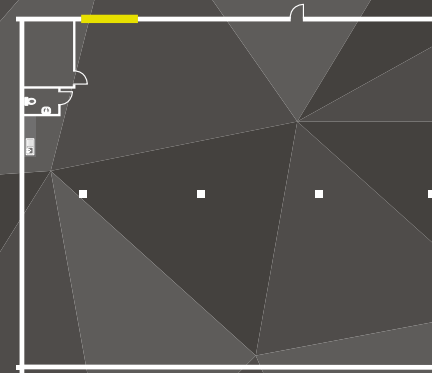
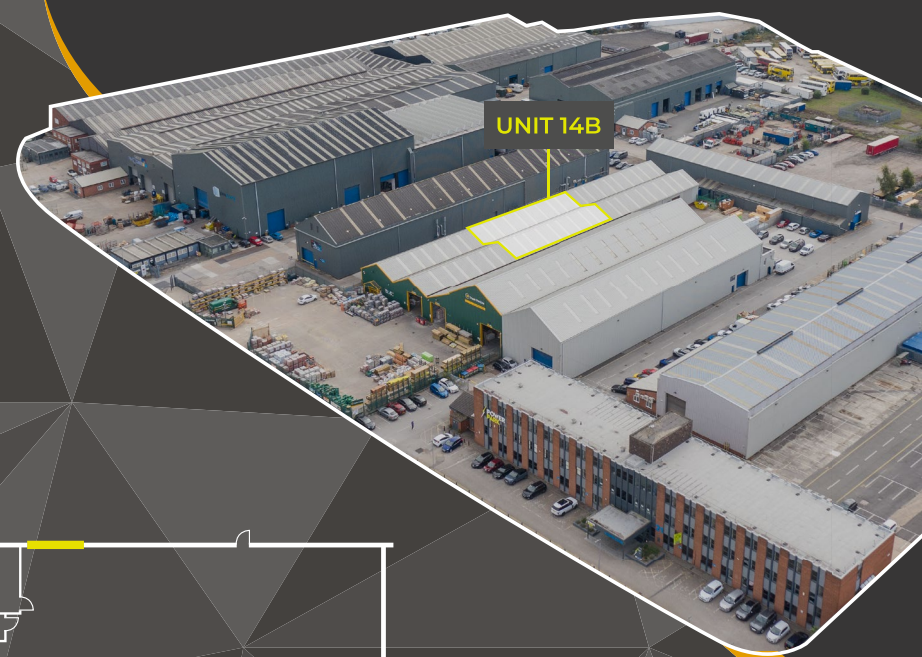
DESCRIPTION

Located in an established industrial park, this unit comprises 5,865 sq ft of warehouse accommodation, boasting an impressive eaves height of 6m.

Ideally situated close to Wakefield City Centre, and with easy access to Junctions 39, 40 and 41 of the M1. The unit offers an excellent opportunity for an industrial/ logistics occupier benefiting from the following specification:

SPECIFICATION

- ▶ Newly refurbished
- ▶ Eaves height of 6m
- ▶ 3 phase power supply
- ▶ Single ground floor loading door
- ▶ Modern office & welfare facilities
- ▶ LED lighting
- ▶ Established occupier location with easy access to the M1 motorway



5,865 sq ft

ACCOMMODATION

Unit 14B	SQ FT	SQ M
Warehouse	5,690	528.6
Office/WC	175	16.3
TOTAL	5,865	544.9

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a new term to be agreed. Price on application.

VAT

Each party shall be responsible for payment of their own VAT.

RATEABLE VALUE

£19,500.

EPC

An EPC will be commissioned on completion of the refurbishment works.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013
Carter Towler and JLL on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler and JLL has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is September 2023.

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