

**WATLING**  
REAL ESTATE

# FREEHOLD FOR SALE

VACANT INDUSTRIAL WAREHOUSE PROMINENTLY SITUATED  
ON A BUSY TRADING ESTATE WITH DEVELOPMENT POTENTIAL

**THORNES LANE/  
TADMAN STREET  
WAKEFIELD  
WF1 5RS**



# HIGHLIGHTS

- POPULAR THORNES LANE LOCATION 1.5 MILES FROM WAKEFIELD CITY CENTRE
- PROMINENT FREEHOLD 1.62 ACRE SITE ON A BUSY JUNCTION
- ACCOMMODATION OF 38,562 SQ FT
- SURROUNDED ENTIRELY BY 8FT SECURITY FENCING WITH 3 ACCESS GATES
- LOW BUILDING TO SITE COVERAGE OFFERING OPPORTUNITY TO EXPAND
- SELF-CONTAINED AREA OF EXPANSION LAND (0.35 ACRES) WITH DEVELOPMENT POTENTIAL (STP)
- SUB-DIVISION AND ASSET MANAGEMENT POTENTIAL
- WIDER DEVELOPMENT OPTIONS FOR ENTIRE SITE, SUBJECT TO PLANNING
- OFFERS INVITED



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# LOCATION

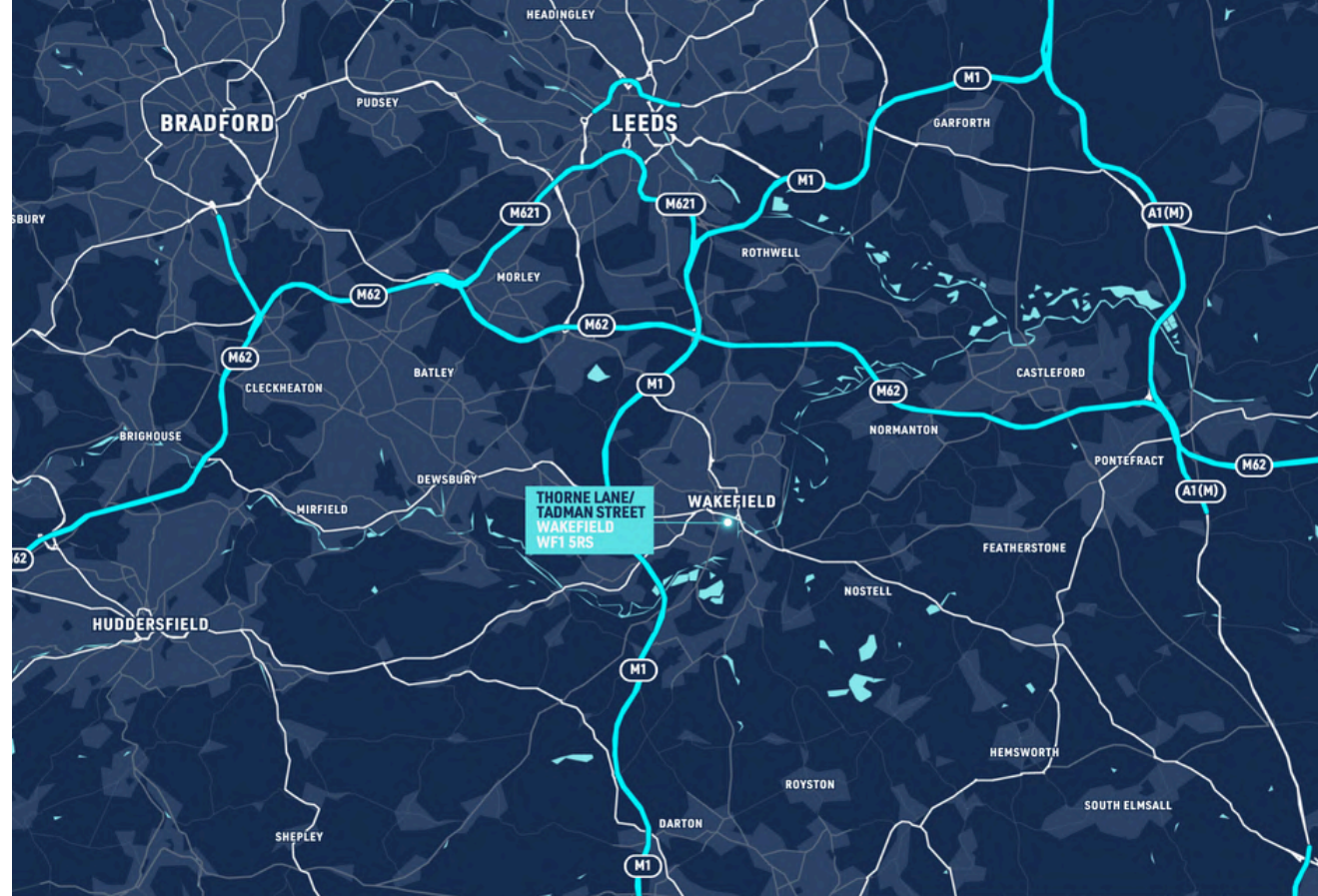
The property is situated at the junction of Thornes Lane and Tadman Street in the well-established Thornes Lane Industrial Estate of the City of Wakefield.

Wakefield city centre, lying approximately 1.5 miles, provides an abundance of amenity including excellent public transport links.

The East Coast main line train station provides regular train services between London and Leeds with travel times of 1 hour 45 minutes and 11 minutes respectively for the quickest services.

In terms of road and motorway connections, adjacent Thornes Lane leads directly onto main A636 dual carriageway running 2 miles southwest to Junction 39 of the M1 motorway. For access to the north Junction 40 of the M1 lies 4 miles to the northwest.

Nearby occupiers include Buildbase, Screwfix, Johnstone's Decorating Centre and Edmunson Electrical Centre, to name but a few.



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# THE PROPERTY

The property comprises a detached self-contained industrial facility situated on a large regular-shaped 1.6 acre site bounded on all sides by 8ft palisade security fencing, incorporating 3 access gates for commercial vehicles.

The property provides a range of interlinked accommodation including modern steel portal framed production and dispatch areas arranged in several bays, single-storey air conditioned offices and a brick-built 3-storey former mill, currently providing useful warehousing space.

Eaves heights vary throughout and the accommodation is accessed at several points by large roller shutter doors suitable for goods vehicles and a number of pedestrian entrances.

The property is serviced via a large, concrete surfaced yard with 2 large full-sized access gates providing direct access from Thornes Lane and Tadman Street respectively.

A self-contained area of expansion land extending to 0.35 acres, surrounded by security fencing and currently serving as a secondary car park, lies towards the site's north-east boundary.

# ACCOMMODATION

The property provides the following gross internal area (GIA):

AREA	SQ.M.	SQ.FT.	COMMENTS
GROUND FLOOR	2,335.98	25,144	Workshops and dispatch areas
FIRST FLOOR	486.18	5,233	Storage
SECOND FLOOR	599.83	6,457	Storage
ANCILLARY	160.56	1,728	Offices and welfare accommodation
TOTAL	3,582.55	38,562	



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# FURTHER INFORMATION

## TITLE

The property is held under the single registered freehold title number WYK469575.

## TOTAL SITE AREA

1.62 acres (0.66 hectare).

Low building to site coverage of 40%.

## BUSINESS RATES

The property is assessed as follows:

Rateable Value: **£86,500**

Rates Payable (24/25): **£47,229**

Interested parties are to rely on their own enquiries with the local authority.

## EPC

A copy is available upon request.

## SERVICES

We understand that the property is connected to all mains services including water and drainage, gas and electric. Interested parties are to rely upon their own enquiries.

## OFFERS

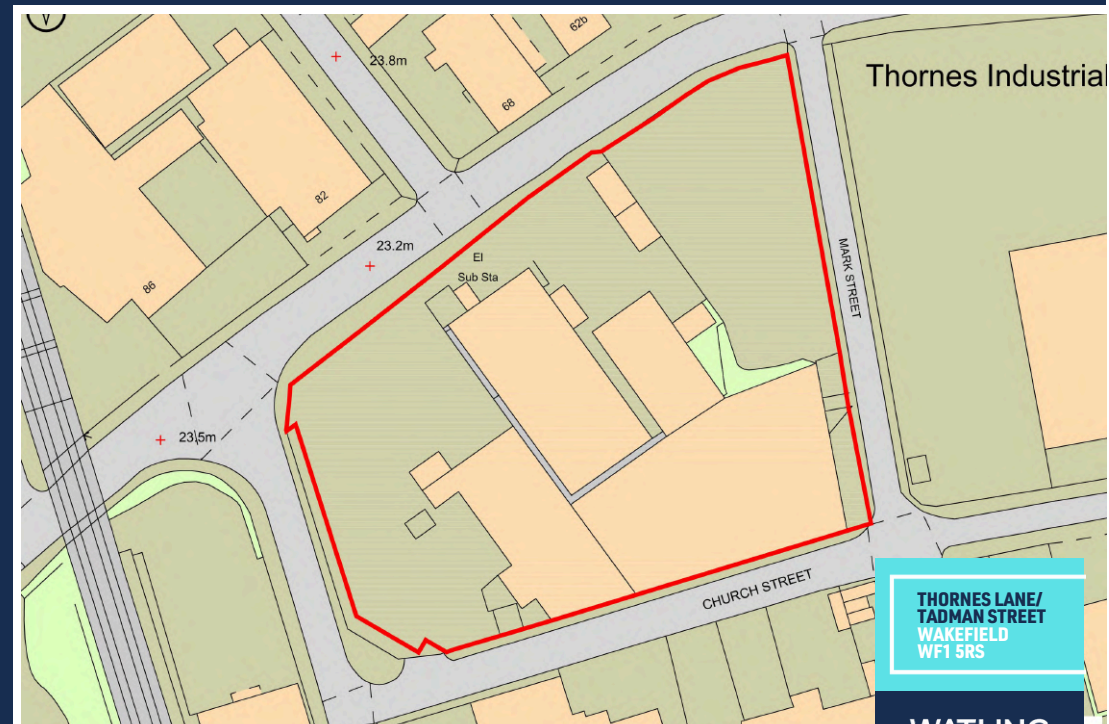
Please contact the sole agent, Watling Real Estate, for further information.

## MARKETING PACK

A Marketing Pack with further information is available upon request.

## VIEWINGS

Strictly by appointment. Please contact us to arrange a viewing.



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