



**WATLING**  
REAL ESTATE

**FREEHOLD FOR SALE**  
**VACANT INDUSTRIAL COMPLEX SITUATED ON**  
**A BUSY TRADING ESTATE**

**THORNES LANE**  
**WAKEFIELD**  
**WF1 5RR**



# HIGHLIGHTS

- POPULAR THORNES LANE LOCATION 1.5 MILES FROM WAKEFIELD CITY CENTRE
- PROMINENT SITE WITH MULTIPLE ENTRANCES OFF 2 ADOPTED HIGHWAYS
- ACCOMMODATION OF 53,959 SQ FT ON A SITE OF 1.89 ACRES
- NUMEROUS ACCESS POINTS TO THE ACCOMMODATION, OFFERING POTENTIAL TO SUB-DIVIDE
- SECURE YARD AREAS
- GENEROUS EAVES HEIGHTS THROUGHOUT
- OFFERS INVITED



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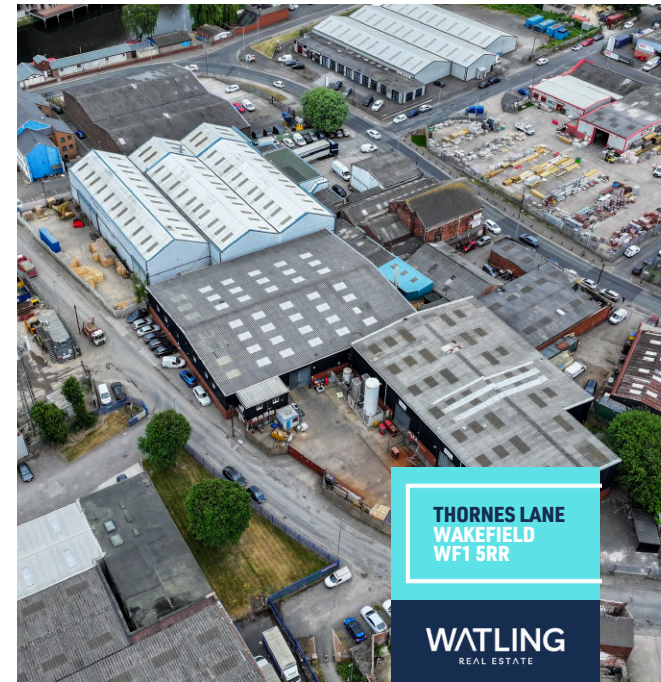
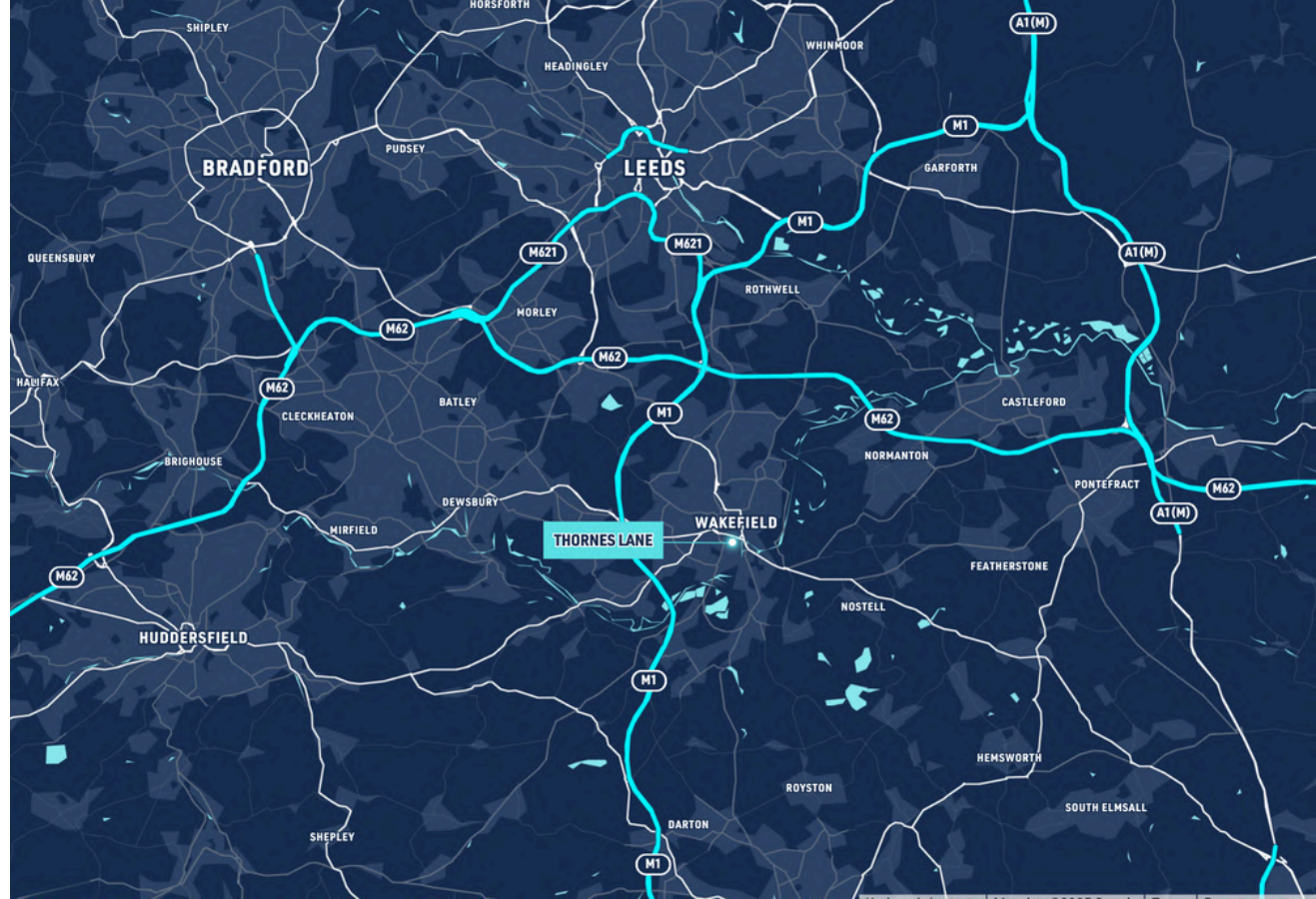
# LOCATION

The property is situated between Thornes Lane and New Brunswick 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 series of interlinked industrial buildings of varying ages providing additional ancillary, office and welfare accommodation along with external service yards.

The majority of the buildings are of steel portal frame construction with varying eaves heights up to a maximum of 7.9 metres.

Externally the property has numerous access points with the main access being from Thornes Lane and additional access points from New Brunswick Street. Each access point is supplemented by full length roller shutter doors, providing access to the accommodation and flexibility for goods inwards and outwards.

Internally the industrial accommodation provides multiple overhead gantry cranes, ceiling-mounted overhead heating and screed concrete floors. Additionally, there are 2 separate well-appointed office, administration and welfare areas.

# ACCOMMODATION

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

AREA	SQ.M.	SQ.FT.	COMMENTS
GROUND FLOOR	4,571.4	49,206	Industrial, offices, welfare areas
FIRST FLOOR	332.4	3,578	Offices
SECOND FLOOR	109.2	1,175	Offices
TOTAL	5,013.0	53,959	



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# FURTHER INFORMATION

## TITLE

The property is held under several registered freehold title numbers. Further details on title are provided within our Data Room.

## TOTAL SITE AREA

1.89 acres (0.76 hectare).

## BUSINESS RATES

The property is assessed as follows:

Rateable Value: **£152,000**

Rates Payable (24/25): **£84,360**

Interested parties are to rely upon their own enquiries of 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.

## ASKING PRICE

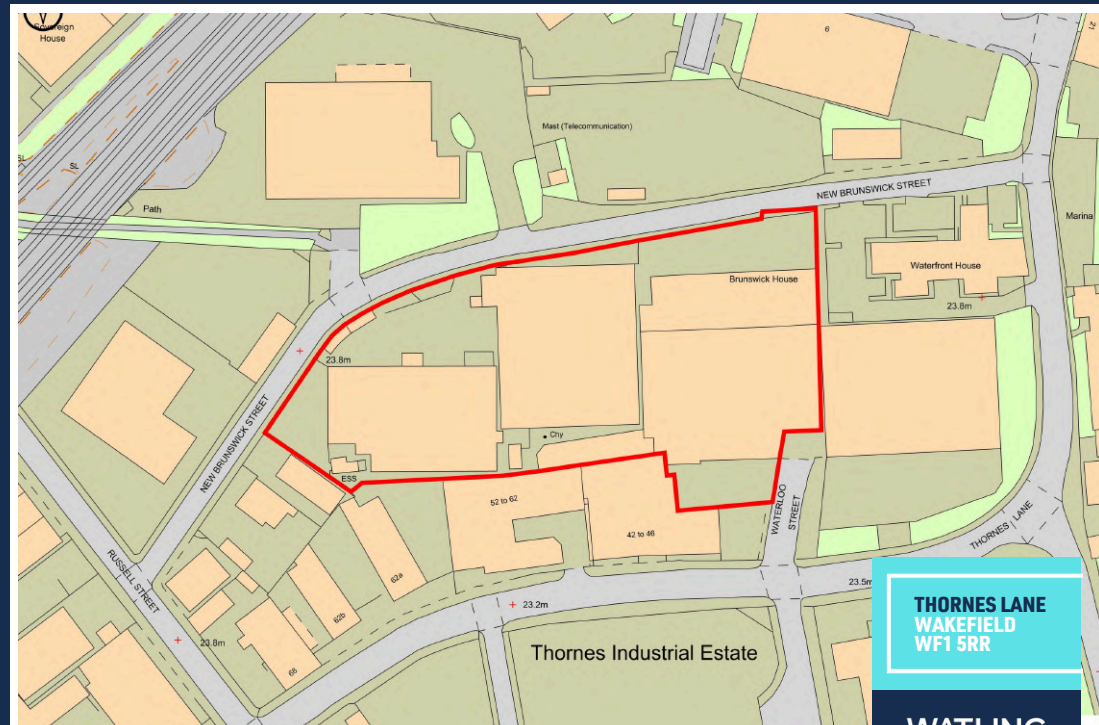
Please contact the sole agent, Watling Real Estate, for further information.

## DATA ROOM

An online data room is available for parties wishing to conduct detailed due diligence. Please contact us for access.

## VIEWINGS

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







# CONTACTS

**ALEX SWEETMAN**

+44 (0) 7831 505 078

[alex.sweetman@watling.com](mailto:alex.sweetman@watling.com)

**JAMES BUNCE**

+44 (0) 7919 047 963

[james.bunce@watling.com](mailto:james.bunce@watling.com)

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