



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

GOOD QUALITY SINGLE STOREY INDUSTRIAL/STORAGE UNIT

**UNIT 2A MILLENNIA BUSINESS PARK,
OFF THORNES ROAD, WAKEFIELD, WEST YORKSHIRE,
WF2 8PW**

371m² (3,996 sq. ft)



- Good quality single storey industrial workshop/storage unit
- Conveniently located on the outskirts of Wakefield city centre and accessible to the M1 motorway
- Benefitting from roller shutter loading door, onsite parking & internal mezzanine – available for early occupation

0113 2348999

Location

The subject premises are situated on a well-established industrial estate only a short distance from Wakefield city centre to the North. Thornes Road provides good links to both Wakefield and the motorway network offering good connections to both Leeds and Sheffield (via the M1).

Millennia Business Park Wakefield is strategically located only a short distance from Junction 39 (approximately 2 miles to the south east) and Junction 40 of the M1 approximately 2 miles to the west.

Description

Millennia Business Park is a multi occupied industrial estate with a variety of sized units being occupied for various industrial, storage and other commercial uses. Units 2a Millenia Business Park comprises a brick built single storey workshop/storage unit under a pitched roof.

Externally Unit 2a Millennia Business Park benefits from parking to the front along with a small rear yard.



Accommodation

Unit 2a Millennia Business Park

Ground Floor	278.62m ² (2,999 sq. ft)
Mezzanine	92.67m ² (997 sq. ft)

Internally Unit 2a provides open plan space at ground floor with further storage/office space are on the mezzanine level. The premises have a three phase electricity supply.

Total Internal Floor Area 371.29m² (3,996 sq. ft)

Services

We are advised Millennia Business Park benefits from main electricity, water and sewer drainage in addition to independent electrical/lighting facilities. However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally advised by Wakefield Council that the premises are assessed as :

Unit 2a To be reassessed

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters directly with Wakefield Council on 03458 506 506

Energy Performance Certificate

The Energy Performance Certificate is available upon request.

Lease Terms

Unit 2a Millennia Business Park is offered by way of a new lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews on a full repairing and insuring basis (plus the site service charge).

Rent

£22,500 per annum exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

VAT

The rent is quoted exclusive of VAT although we are advised VAT is not presently applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors

Legal Costs

The incoming tenant to be responsible for landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3342/LT/M
November 2024

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.