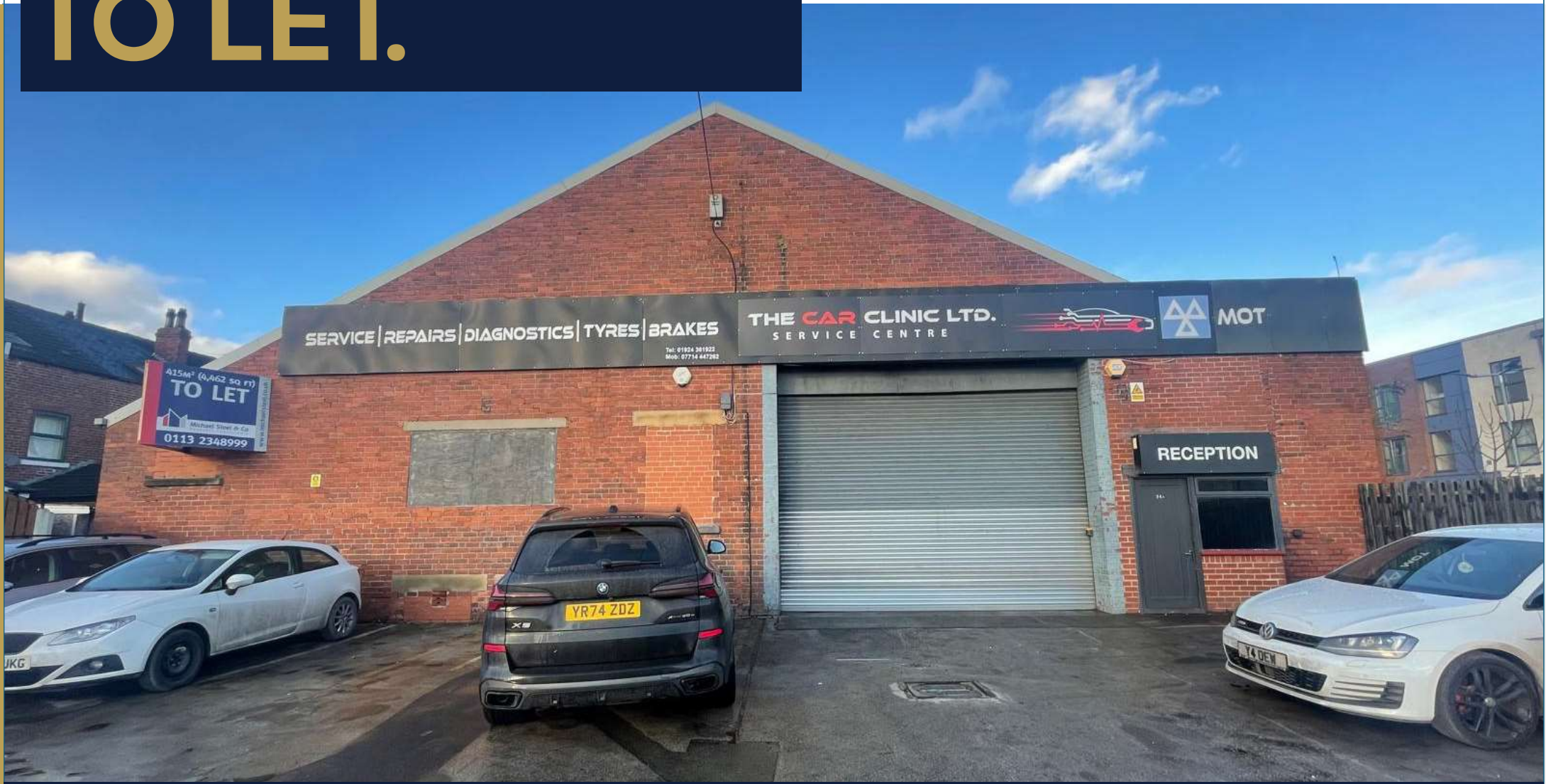


HIGHLY PROMINENT TRADE
COUNTER UNIT

TO LET.

34A INGS ROAD • WAKEFIELD
• WEST YORKSHIRE • WF1 1RE



- 415 Sq M (4,462 Sq Ft) GIA
- Trade / Warehouse Unit With Parking
- Next to Beck Retail Park

- Highly Prominent Location
- 28,000 Vehicles Passing Daily
- Sainsburys, B&B & The Range Nearby





THE PROPERTY



<< 28,000 VEHICLE MOVEMENTS >>

Sainsbury's





DESCRIPTION

Brick built single storey premises fronting a prime roadside location.

The property benefits from a large roller shutter door along with an internally built office. The unit also benefits from the following specification:

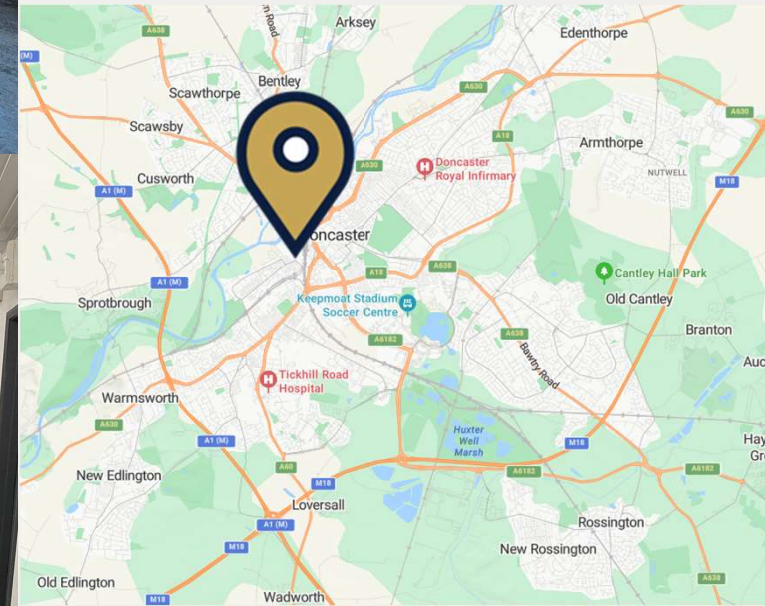
- Open plan workshop
- Office space
- Prime location with 28,000 Vehicles passing daily
- Opposite the Beck retail park – full of national occupiers
- Parking
- 3-phase power supply
- Suitable for a range of retail, trade and industrial uses STPP



LOCATION

Excellent trading location close to Beck Retail Park, Wakefield, which is home to Matalan, Sainsburys Superstore, Matalan, Topps Tiles, Home Bargains, Floorstore, B&M, Sainsburys PFS, Fiat dealership.

The property sits in a prime position benefitting from over 28,000 vehicle movements per day. There is easy access to the region's motorway network.



 SAT NAV: DN4 0BJ

 EXPECT.RAILS.EQUAL



ACCOMMODATION

GIA: 415 Sq M (4,462 Sq Ft)

ASKING RENT

Available on terms to be agreed.

Asking rent is £47,500 per annum exclusive.

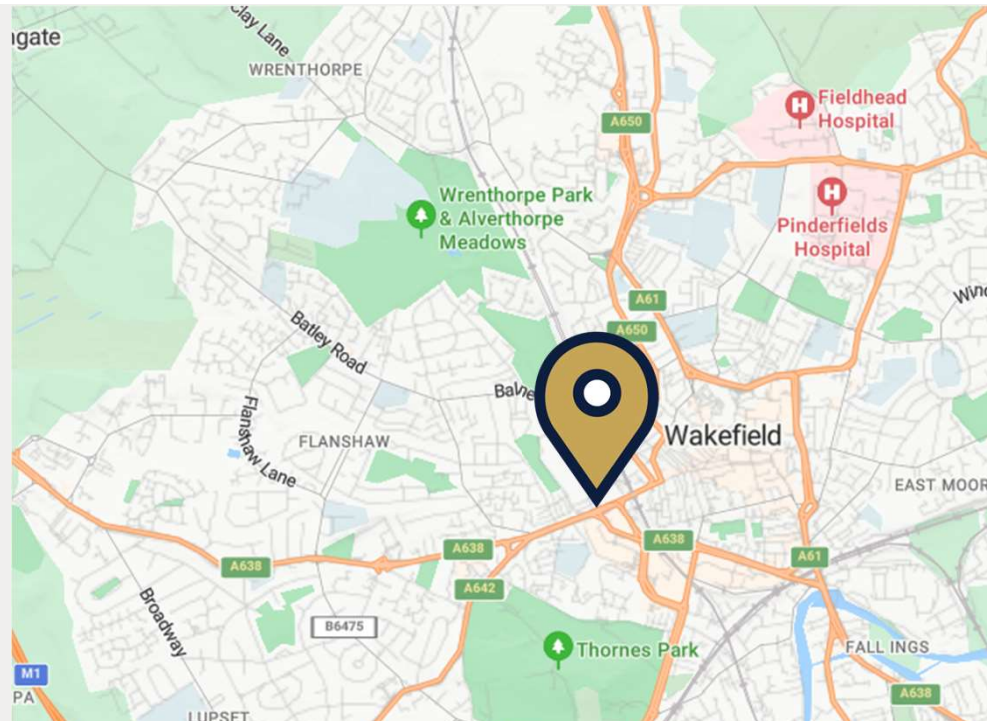
LEASE TERMS

The property is available to lease on FRI terms to be agreed though a minimum term of 5 years is preferred.

BUSINESS RATES

RV: £47,250

Please note this isn't the rates payable.



SERVICES

Mains water, drainage, electricity and 3 phase power are connected to the property.

VAT

Rent quoted is exclusive and may be subject to VAT.

EPC

Rating: TBC

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.



SAT NAV: WF1 1RE



LANDS.PEANUT.ASPECT

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



FLINT
REAL ESTATE

Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared February 2025.