

OPEN STORAGE LAND UP TO
2.4 ACRES

TO LET.

WAKEFIELD ROAD • MIRFIELD • WF14 0BU



- Concrete & Tarmac Surfaced Yard
- Potential to Split
- Direct Access to A644 Wakefield Road

- Over 23,000 Vehicles Passing Daily
- Workshops & Offices in Situ
- 1 Mile from J25 of M62



FLINT
REAL ESTATE



DESCRIPTION

Well located outdoor storage land site providing a surfaced and secure site in a highly accessible and prominent location, suitable for a range of external storage and haulage type uses

- 2.4 Acres in total
- Concrete and tarmac surfaced
- Fenced and gated site
- Potential to split – speak to the agent
- Mains services are connected
- Highly visible and accessible site with direct access from A644
- Offices of circa 1,300 Sq Ft
- Useful workshop of circa 1,600 sq ft with loading doors
- W/C and canteen facilities on site
- Over 23,000 vehicles pass the site on a daily basis
- Suit various uses including haulage, transport depot, truck storage, storage of materials, container storage etc STPP
- Most recently used for car storage and salvage



LOCATION

The yard is on Wakefield Road (A644), Cooper Bridge, Mirfield WF14 0BU, in an established roadside commercial and industrial location. It is just over a mile from Junction 25 of the M62, and the A644 gives direct links to Brighouse, Huddersfield, Mirfield and Dewsbury. The M62 connects east and west to Leeds, Manchester and the wider national motorway network.

Approximate distances

- M62 Junction 25: 1 mile
- Brighouse: 2.5 miles
- Mirfield: 2 miles
- Huddersfield: 4 miles
- Dewsbury: 5 miles
- Halifax: 5 miles
- Leeds: 15 miles



SAT NAV: WF14 0BU



COHERENT.FORCES.GAPS



AREAS

The whole site is circa 2.4 acres.

	Sq M	Sq Ft
Offices	120.77	1300
Workshop	148.65	1,108
TOTAL GIA	269.42	2,908

The landlord may consider splitting the site in two parts – please contact the agent for further information.

ASKING RENT / TERMS

Rent on application.

Terms to be agreed however a minimum term of 5 years is preferred.

BUSINESS RATES

£61,500

Please note this is not the rates payable and this may change.



SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: TBC

AML

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

VAT

Rent quoted is exclusive but may be subject to VAT.



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



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