

bramleys

COMMERCIAL

For Sale

**Unit B Flanshaw Mills
Flanshaw Lane
Wakefield
WF2 9JF**

**Price:
£230,000**



INDUSTRIAL PREMISES

345.18m² (3,715ft²)

- Drive-in loading door
- Well positioned in accessible location for the M1 motorway network
- 3 Phase electricity
- 3 Good internal headroom

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THE PROPERTY

The property comprises a single storey brick built industrial unit constructed under a steel truss pitched roof. It provides an open floor area with concrete floor and large drive-in loading door in the front elevation.

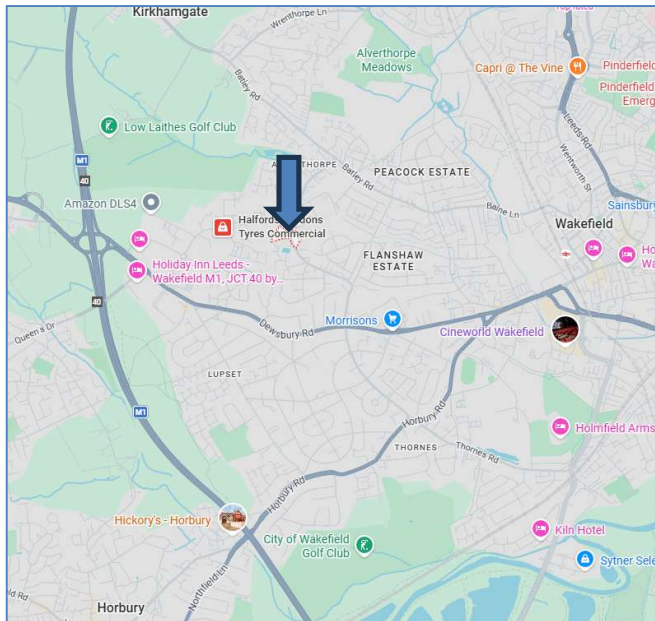
The property is available with vacant possession and would suit a variety of industrial and commercial occupiers, subject to their requirements and planning permission.

LOCATION

The property is positioned on Flanshaw Lane approximately 2 miles to the west of Wakefield city centre.

It is an established industrial location which benefits from good access to Junction 40 of the M1 motorway network which is within a mile of the property.

Wakefield is a city within West Yorkshire, having a population of 307,300 and a diverse economic base. It is strategically well positioned and provides good access to the nearby cities of Leeds and Sheffield.



ACCOMMODATION

GROUND FLOOR 345.18m² (3,715ft²)

Including:
Workshop
Kitchenette
WC Facilities

PRICE
£230,000

TENURE
Freehold

RATEABLE VALUE & UNIFORM BUSINESS RATES
£20,500

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/55.5p (2025/26).

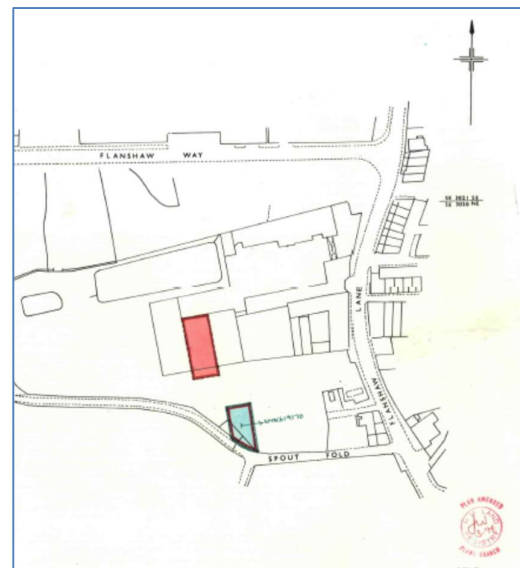
VIEWING
Contact the Agents.

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VAT
VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: To be assessed.



[bramleys.com/commercial](https://www.bramleys.com/commercial)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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