

# Sirdar Business Park

Wakefield 40 | Flanshaw Lane

TOILET

## REFURBISHED INDUSTRIAL / LOGISTICS UNIT

83,405 sq ft

7,749 sqm

POTENTIAL TO SPLIT



RECENTLY FULLY REFURBISHED



COST-EFFECTIVE ACCOMMODATION



ADJACENT TO J40 M1

# overview

The unit forms part of Sirdar Business Park, a 370,000 sq ft industrial estate on approximately 16.31 acres. The property is of steel portal frame construction, with elevations clad in a combination of brickwork and metal profile sheeting. Internally, the unit benefits from concrete floors, while the roof incorporates translucent roof lights.

 ESTABLISHED INDUSTRIAL ESTATE

 LARGE DEDICATED ON-SITE CAR PARK

 LARGEST SITE AVAILABLE



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# | specification

The unit has undergone an extensive refurbishment.

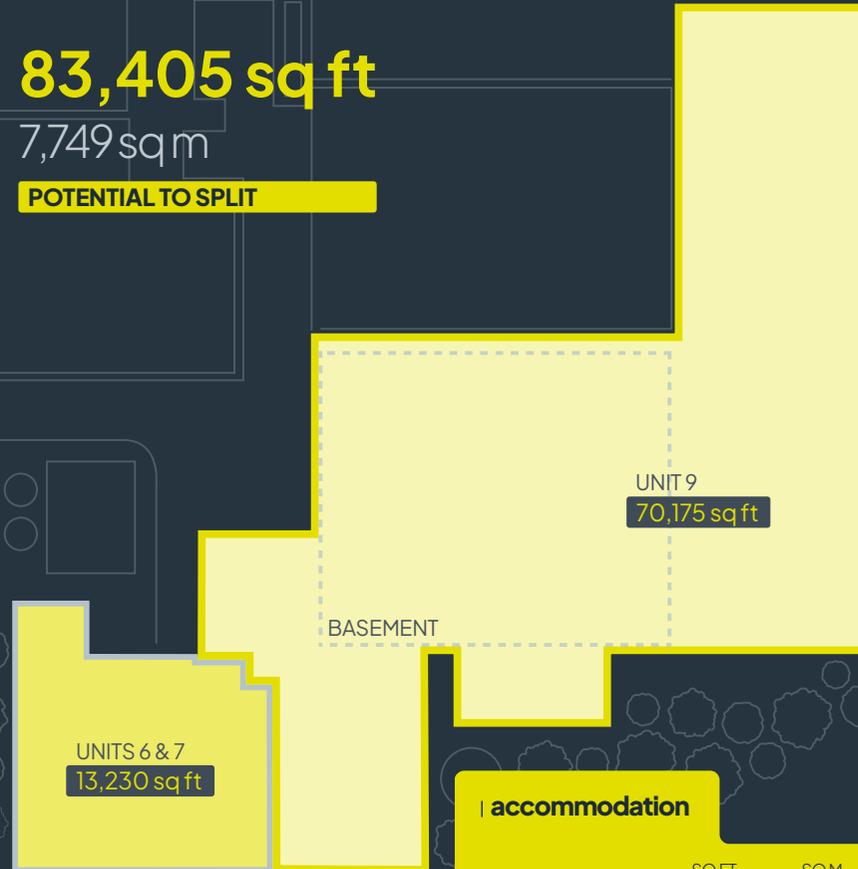
Works undertaken are as follows:

-  5 GROUND LEVEL ACCESS DOORS
-  2 MVA POWER SUPPLY
-  CCTV
-  LED LIGHTING THROUGHOUT
-  SPRINKLER SYSTEM
-  COMPREHENSIVELY REDECORATED
-  HIGHLY SECURE FULLY FENCED SITE
-  LARGE DEDICATED ON-SITE CAR PARK

## 83,405 sq ft

7,749 sq m

**POTENTIAL TO SPLIT**



### | accommodation

	SQFT	SQM
Units 6 & 7	13,230	1,230
Unit 9	70,175	5,520
<b>Ground floor GIA</b>	<b>83,405</b>	<b>7,749</b>
<i>Basement area *unit 9 (Not Rentalised)</i>	27,305	2,537
<b>Total (Inclusive of Basement)</b>	<b>110,710</b>	<b>10,285</b>

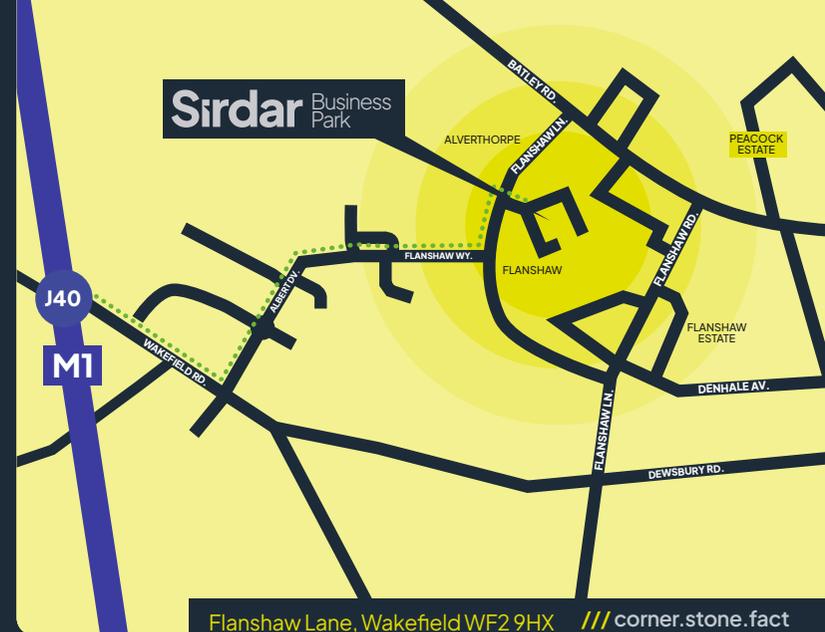


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# location

Sirdar is located approximately 1.3 miles west of Wakefield City Centre and around 12.2 miles south of Leeds. Sirdar is well located for access to junction 40 of the M1 just under 1 mile to the west.



## transport

	Distance	Drive Time
M1/Jct 40	0.9 miles	4 mins
M62/Jct 29	5.1 miles	8 mins
Wakefield City Centre	1.3 miles	5 mins
Leeds City Centre	12.2 miles	22 mins

Flanshaw Lane, Wakefield WF2 9HX /// corner.stone.fact



## TERMS

The property is available to let as a whole, or consideration will be given to individual lettings for a term to be agreed.

## RATEABLE VALUE

The property is to be re-assessed. We would advise all parties to make enquires with the local authority.

## EPC

The property has an EPC rating of B.

## VAT

All prices and outgoings are exclusive of VAT, which may be payable.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

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