



**CUSHMAN &
WAKEFIELD**

TO LET

**Sirdar Business Park, Flanshaw Lane,
Wakefield, WF2 9HX**



Industrial Unit To Let. 3,555 sq ft (333 sq m)

- **Established Industrial Location**
- **Full Fenced Secure Site.**
- **On site CCTV**
- **Ample Parking**

For more information, please contact:

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www.cushmanwakefield.co.uk



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Location

Sirdar is located approximately 1.5 miles west of Wakefield centre and approximately 13.8 miles south of Leeds. Sirdar provides good access to junction 40 of the M1 approximately 1.7 miles to the West.

Description

The units form part of Sirdar Business Park, a 370,000 sq ft industrial estate on approximately 16.31 acres. The units are of steel portal frame construction and clad with a mixture of brick and metal sheet to the elevations. The units have concrete floors while the roof incorporates sky lights.

Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Unit 5	333.3	3,555

Terms

The property is available by way of a new lease on terms to be agreed.

Unit 5 - £21,330 per annum

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Energy Performance Certificate

A full copy Energy Performance Certificate is available upon application.

Rateable Value

The rateable value are as follows:

Unit 5 - £13,750.00

Viewing

By prior appointment with the sole agents:-

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