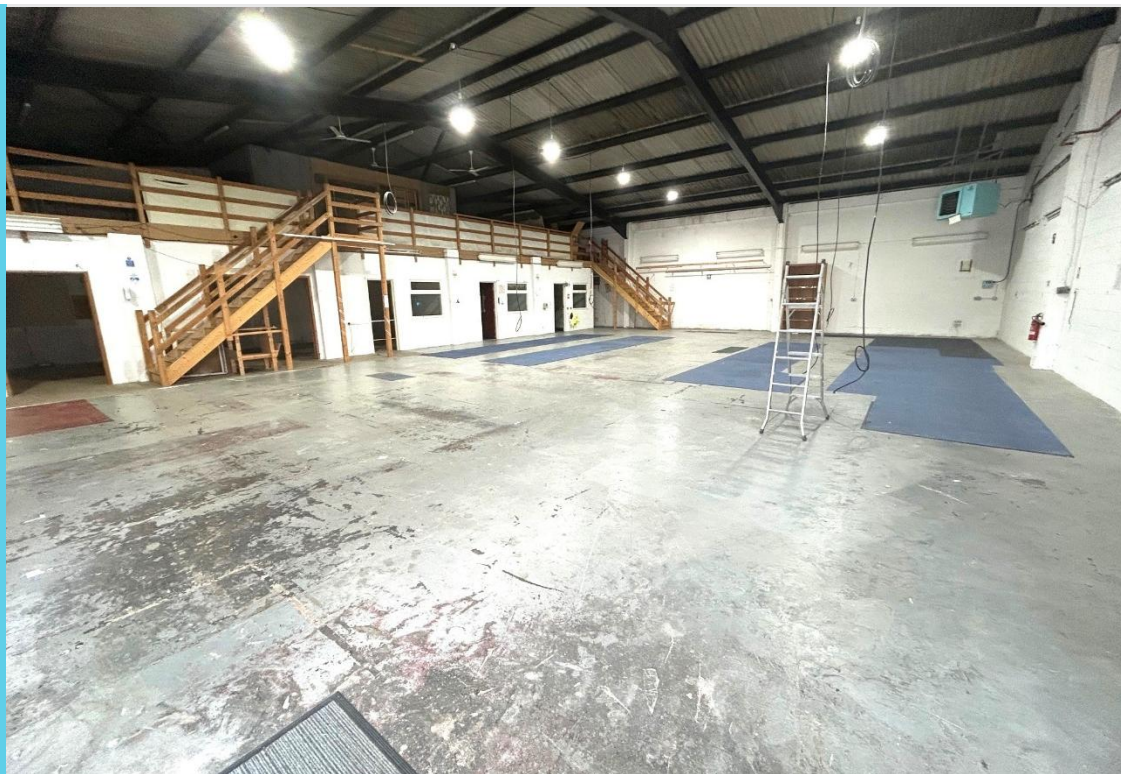


TO LET - WAREHOUSE / WORKSHOP UNIT

UNIT D TADMAN STREET,
WAKEFIELD, WF1 5QU

- Size: Approx 4,773 SQ.FT
- Eaves Height Approx 4.5m
- 3 Phase Electric
- Central, Secure Site
- Rental: £45,000 per annum

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stuart**
PROPERTY CONSULTANTS



Semi-Detached Warehouse / Workshop Unit close to Wakefield City Centre & M1 Motorway.....

The unit is a semi-detached steel portal frame warehouse/workshop unit with single storey office extension to the front set in an enclosed yard with space for approximately 6 vehicles.

Internally, the has solid concrete floor and an eaves height of circa 4.5m. There are office / staff facilities in the extension to the front as well as 3 offices within the main warehouse and mezzanine storage above.

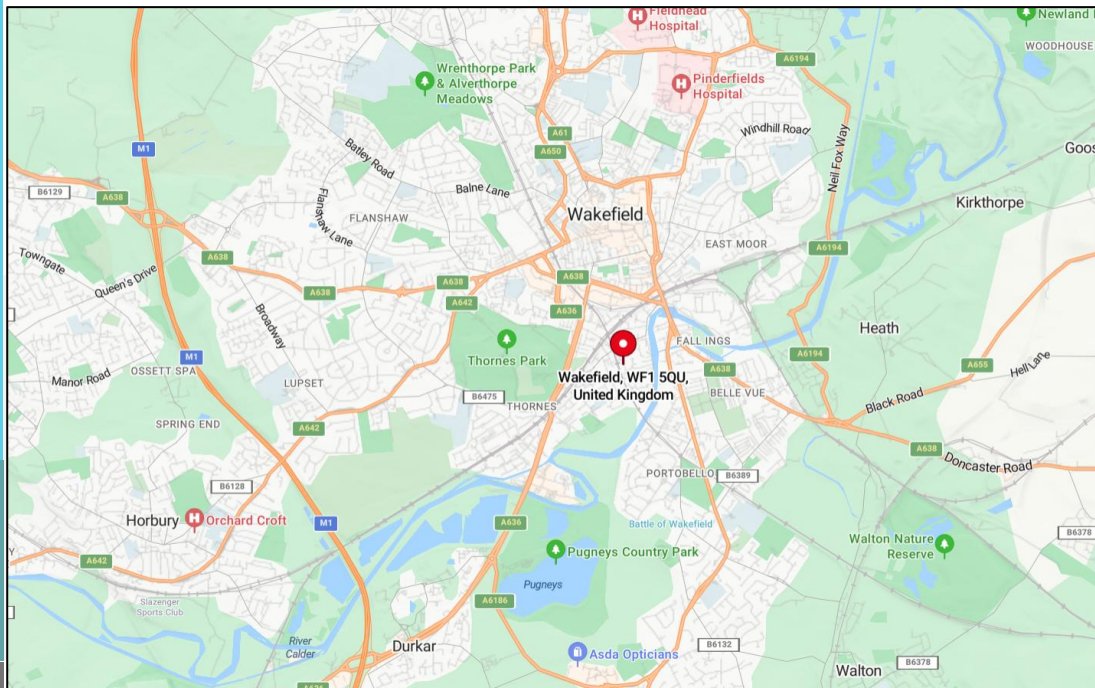
The property is situated in an established industrial location, approximately 1 mile south of Wakefield city centre and 2 miles north-east of J39 of the M1.

Wakefield lies 10 miles south of Leeds, 13 miles east of Huddersfield and 15 miles south-east of Bradford.



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stuart**
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Description	SQM	SQ.FT
Single Storey Offices	45.5	490
Warehouse	397.9	4,283
Mezzanine	109.3	1,176
Total	552.7	5,949



PLANNING

We recommend interested parties make their own enquiries with the local authority – 0345 850 6506 / devcontrol@wakefield.gov.uk

BUSINESS RATES - 2023 LIST

Warehouse & Premises £30,750

Current UBR 2025/26 is 0.499 giving rates payable of approximately £15,344.25

EPC

The unit has a current energy efficiency rating of D84

TERMS

The unit is available on a new FRI lease for a term of years to be negotiated at a guide rental of £45,000 per annum.

VIEWING

Sole letting agents (appointment only)
Malcolm Stuart Property Consultants
01937 530853
james@malcolm-stuart.com

**malcolm
stuart**
PROPERTY CONSULTANTS

1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared March 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.