

# Sirdar Business Park

Wakefield 40 | Flanshaw Lane | WF2 9HX

TO LET

## REFURBISHED INDUSTRIAL / LOGISTICS UNIT

**83,405 sq ft**

7,749 sqm

POTENTIAL TO SPLIT



FENCED, GATED  
& SECURE SITE



2MVA  
POWER SUPPLY



LOW COST &  
IMMEDIATELY  
AVAILABLE



SHORT TERM LEASES,  
FLEXIBLE DEALS

# | 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



**Sirdar** Business Park

Wakefield 40 | Flanshaw Lane | WF2 9HX



# | specification

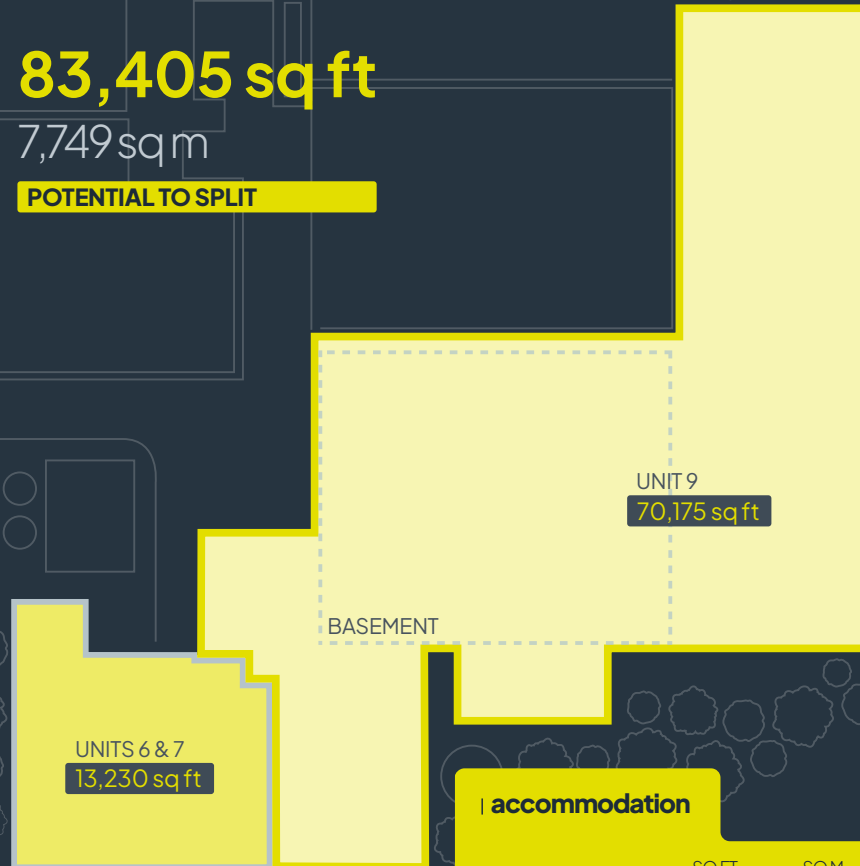
The unit has undergone an extensive refurbishment. Works undertaken are as follows:

-  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

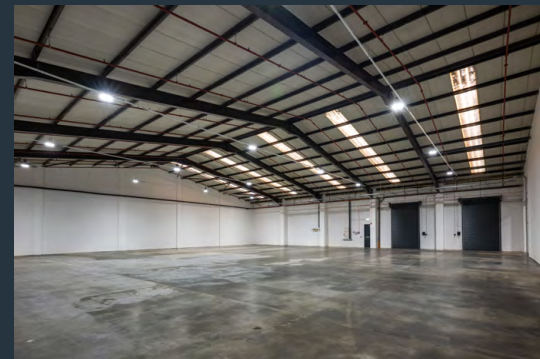
7,749 sq m

POTENTIAL TO SPLIT



## | accommodation

|                                               | SQ FT          | 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> |



**Sirdar** Business Park

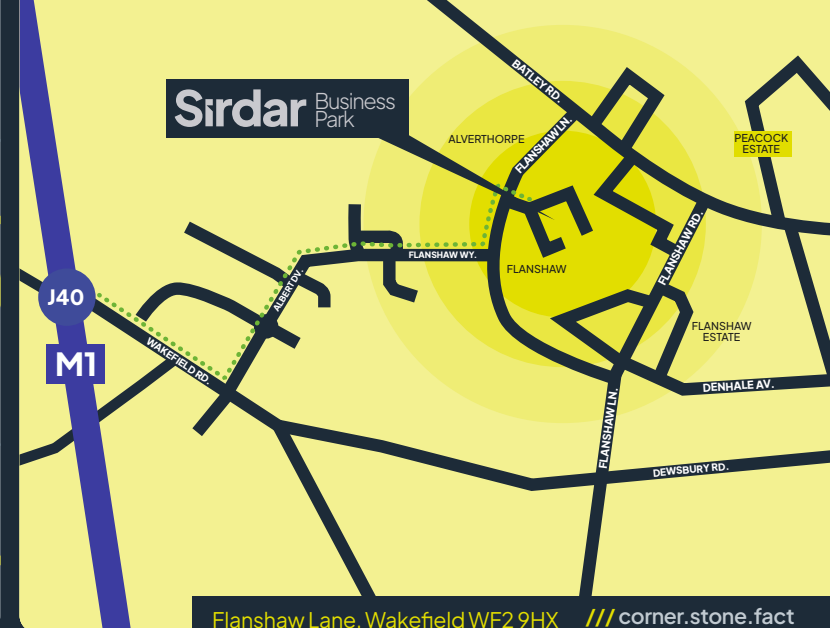
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# location

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    |



## 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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