FREEHOLD FOR SALE

VACANT INDUSTRIAL COMPLEX SITUATED ON A BUSY TRADING ESTATE

THORNES LANE
WAKEFIELD
WF1 5RR

HIGHLIGHTS

- POPULAR THORNES LANE LOCATION 1.5 MILES FROM WAKEFIELD CITY CENTRE
- PROMINENT SITE WITH MULTIPLE ENTRANCES OFF 2 ADOPTED HIGHWAYS
- ACCOMMODATION OF 53,959 SQ FT ON A SITE OF 1.89 ACRES
- NUMEROUS ACCESS POINTS TO THE ACCOMMODATION, OFFERING POTENTIAL TO SUB-DIVIDE
- SECURE YARD AREAS
- GENEROUS EAVES HEIGHTS THROUGHOUT
- OFFERS INVITED

THORNES LANE
WAKEFIELD
WF1 5RR

WATLING
REAL ESTATE

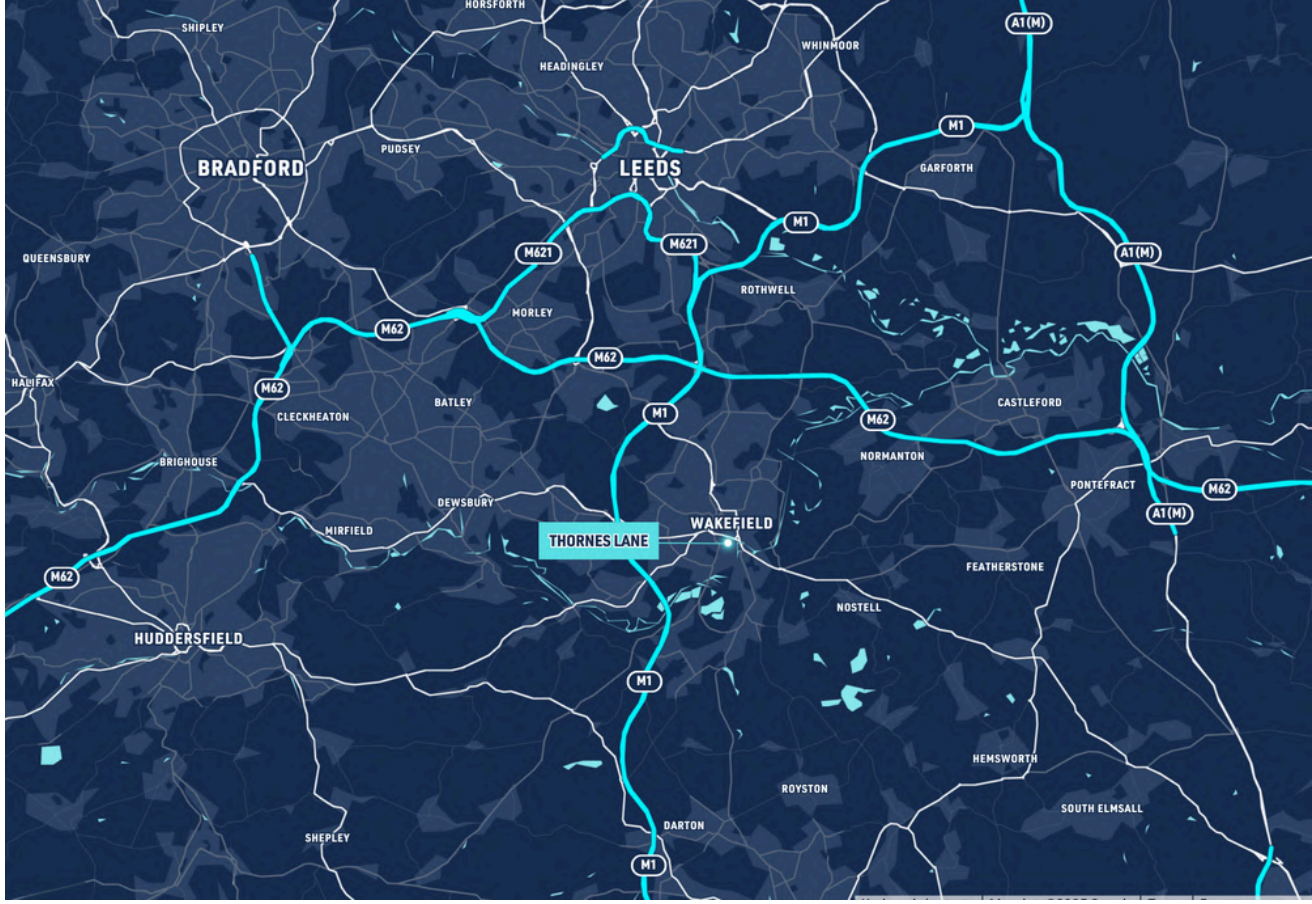
LOCATION

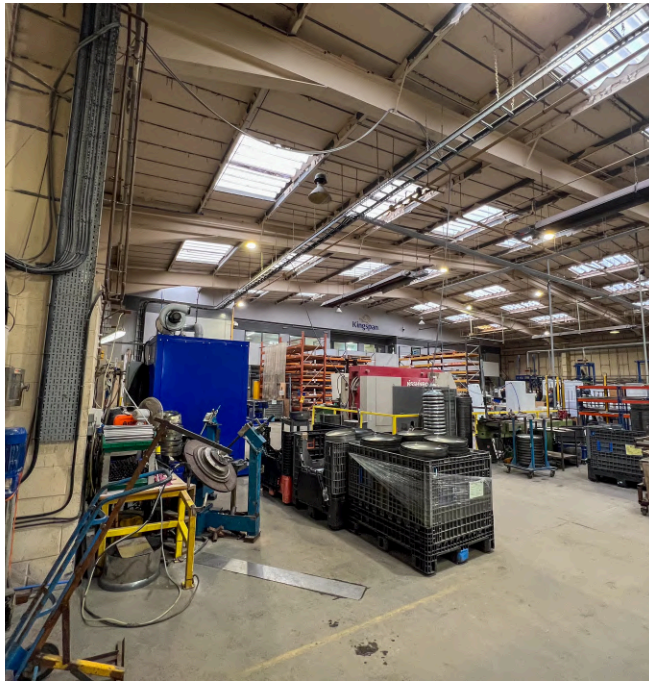
The property is situated between Thornes Lane and New Brunswick Street in the well-established Thornes Lane Industrial Estate of the City of Wakefield.

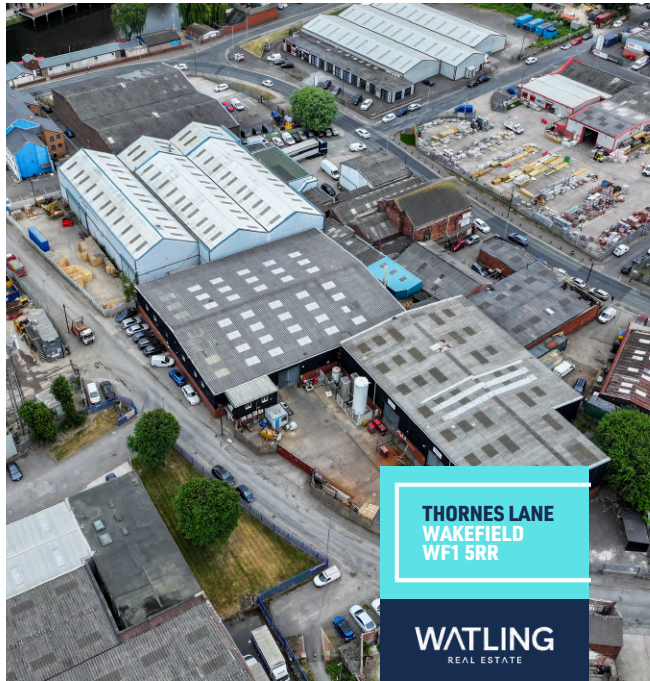
Wakefield city centre, lying approximately 1.5 miles, provides an abundance of amenity including excellent public transport links. The East Coast main line train station provides regular train services between London and Leeds with travel times of 1 hour 45 minutes and 11 minutes respectively for the quickest services.

In terms of road and motorway connections, adjacent Thornes Lane leads directly onto main A636 dual carriageway running 2 miles southwest to Junction 39 of the M1 motorway. For access to the north Junction 40 of the M1 lies 4 miles to the northwest.

Nearby occupiers include Buildbase, Screwfix, Johnstone's Decorating Centre and Edmunson Electrical Centre, to name but a few.







THE PROPERTY

The Property comprises a serious of interlinked industrial buildings of varying ages providing addition ancillary, office and welfare accommodation along with external service yards.

The majority of the buildings are of steel portal frame construction with varying eaves heights up to a maximum of 7.9 metres.

Externally the property has numerous access points with the main access being from Thornes Lane and additional access points from New Brunswick Street. Each access point is supplemented by full length roller shutter doors, providing access to the accommodation and flexibility for goods inwards and outwards.

Internally the industrial accommodation provides multiple overhead gantry cranes, ceiling-mounted overhead heating and screed concrete floors. Additionally, there are 2 separate well-appointed office, administration and welfare areas.

ACCOMMODATION

The property provides the following gross internal area (GIA):

AREA	SQ.M.	SQ.FT.	COMMENTS
GROUND FLOOR	4,571.4	49,206	Industrial, offices, welfare areas
FIRST FLOOR	332.4	3,578	Offices
SECOND FLOOR	109.2	1,175	Offices
TOTAL	5,013.0	53,959	

THORNES LANE
WAKEFIELD
WF1 5RR

WATLING
REAL ESTATE

FURTHER INFORMATION

TITLE

The property is held under several registered freehold title numbers. Further details on title are provided within our Data Room.

TOTAL SITE AREA

1.89 acres (0.76 hectare).

BUSINESS RATES

The property is assessed as follows:

Rateable Value: **£152,000**

Rates Payable (24/25): **£84,360**

Interested parties are to rely upon their own enquiries of the local authority.

EPC

A copy is available upon request.

SERVICES

We understand that the property is connected to all mains services including water and drainage, gas and electric. Interested parties are to rely upon their own enquiries.

ASKING PRICE

Please contact the sole agent, Watling Real Estate, for further information.

DATA ROOM

An online data room is available for parties wishing to conduct detailed due diligence. Please contact us for access.

VIEWINGS

Strictly by appointment. Please contact us to arrange a viewing.

THORNES LANE
WAKEFIELD
WF1 5RR

WATLING
REAL ESTATE

CONTACTS

ALEX SWEETMAN

+44 (0) 7831 505 078
alex.sweetman@watling.com

JAMES BUNCE

+44 (0) 7919 047 963
james.bunce@watling.com

WATLING
REAL ESTATE

DISCLAIMER

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3. No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4. All prices quoted are exclusive of VAT. 5. Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: • Corporate structure and ownership details. • Identification and verification of ultimate beneficial owners. • Satisfactory proof of the source of funds for the buyers / funders / lessee.

Copyright

Please be advised that any plans, drawings or other materials within the marketing information pack are protected by Copyright, Patent and Warranty laws.
This information should be used only for consultation or illustrative purposes. No formal reliance should be placed on the information or further copies made without the prior permission of the copyright owner

June 2025

Watling Real Estate Limited registered in England and Wales number 12274226. Sky View, Argosy Road, East Midlands Airport, Castle Donington, Derby, Derbyshire DE74 2SA. Regulated by RICS.