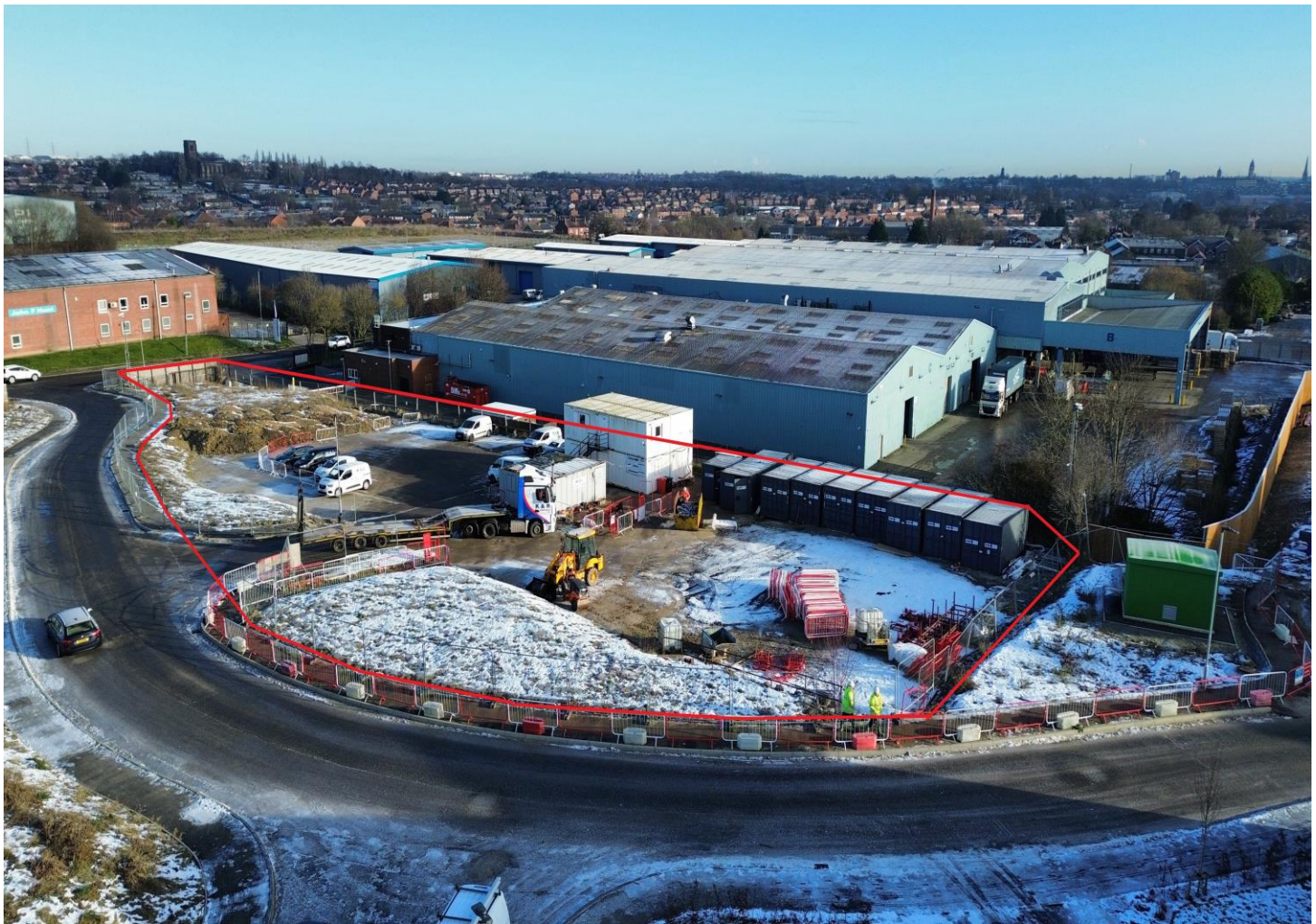


# OPEN STORAGE LAND TO LET



## **PLOT 1, FLANSHAW FIELD DRIVE, FLANSHAW WAY, WAKEFIELD, WF2 9LP**

- 0.9 acre site
- Established commercial location
- Flexible terms
- Close to Junction 40 of the M1
- Available from March 2025

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**

## LOCATION

The property is located on Flanshaw Way which lies directly adjacent to Junction 40 of the M1 motorway, 1.8 miles (2.9km) west of Wakefield city centre.

Given the proximity to the motorway, the property lies within an established commercial location adjacent to Silkwood Park with occupiers nearby including Amazon, Halfords, GSF Car Parks, Howdens, Edmundson Electrical, ALS Laboratories, Sewtec Automation, Primaflow, Toyota, Total Fitness and Ramada Hotel.

## DESCRIPTION

The plot forms one of three plots of land fronting Flanshaw Way and is situated at the start Flanshaw Field Drive, a new road leading to a new housing development which backs onto the plots and comprises approximately 240 new build houses.

The property comprises a storage yard fronting Flanshaw Way which extends to approximately **0.9 acres**. A majority of the yard is surfaced and benefits from full perimeter heras fencing with access off Flanshaw Field Drive.

The land does not currently benefit from any services.

## TERMS

Flexible terms are available with short and long-term tenancies considered.

**Rent on application.**

## BUSINESS RATES

The property has not yet been assessed, interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of, but are subject to, VAT.

## FURTHER INFORMATION/VIEWING:

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Subject to Contract  
July 24

### Minor Representation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.