



**CUSHMAN &
WAKEFIELD**

TO LET

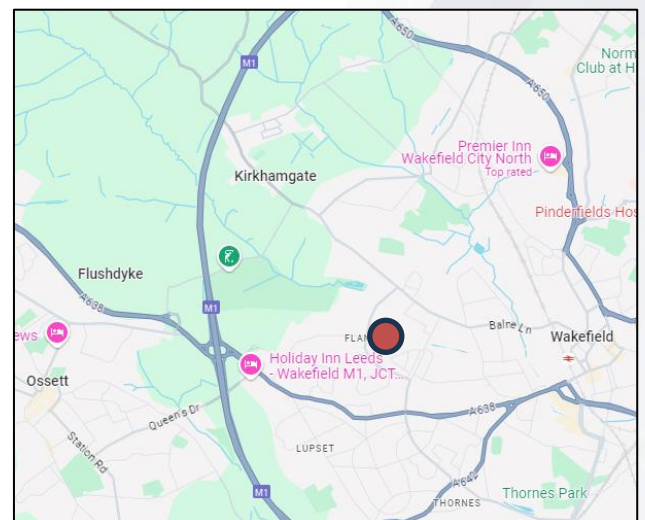
Sirdar Business Park

Flanshaw Lane, Wakefield, WF2 9HX



KEY HIGHLIGHTS

- Undergoing refurbishment
- 110,710 sq. ft (10,285 sq m)
- Superb location off junction 40 of M1
- Large dedicated onsite car park
- Highly secure fully fenced site



For more information please contact:
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LOCATION

Sirdar is located approximately 1.3 miles west of Wakefield centre and approximately 12.2 miles south of Leeds. Sirdar provides good 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 Centre	1.3 miles	5 mins
Leeds City Centre	12.2 miles	22 mins

Source: Google Maps

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.

The units are undergoing an extensive refurbishment that is due to be completed in Q2 2025. works being undertaken are as follows:

- New sectional overhead loading doors
- New LED lighting throughout
- New distribution board
- Remove old suspended ceiling
- New sprinkler system
- Redecoration throughout

A full specification of works can be provided upon request. Unit 9 also includes an extensive basement with concrete floors and fluorescent tube lighting which would be ideal for storage uses.

BUILDING ACCOMMODATION (GIA)

	SQ M	SQ FT
Unit 6	710	7,640
Unit 7	520	5,590
Unit 8	935	10,060
Unit 9	5,585	60,115
Unit 9 Basement	2,537	27,305
Total	10,287	110,710

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

To be assessed on completion of the refurbishment.

VAT

All prices and outgoings are exclusive of but may be liable VAT.

LEGAL COST

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

WEBSITE

Further information can be found at the dedicated website at:

www.Sirdarbusinesspark.co.uk

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The Misrepresentation Act 1967.

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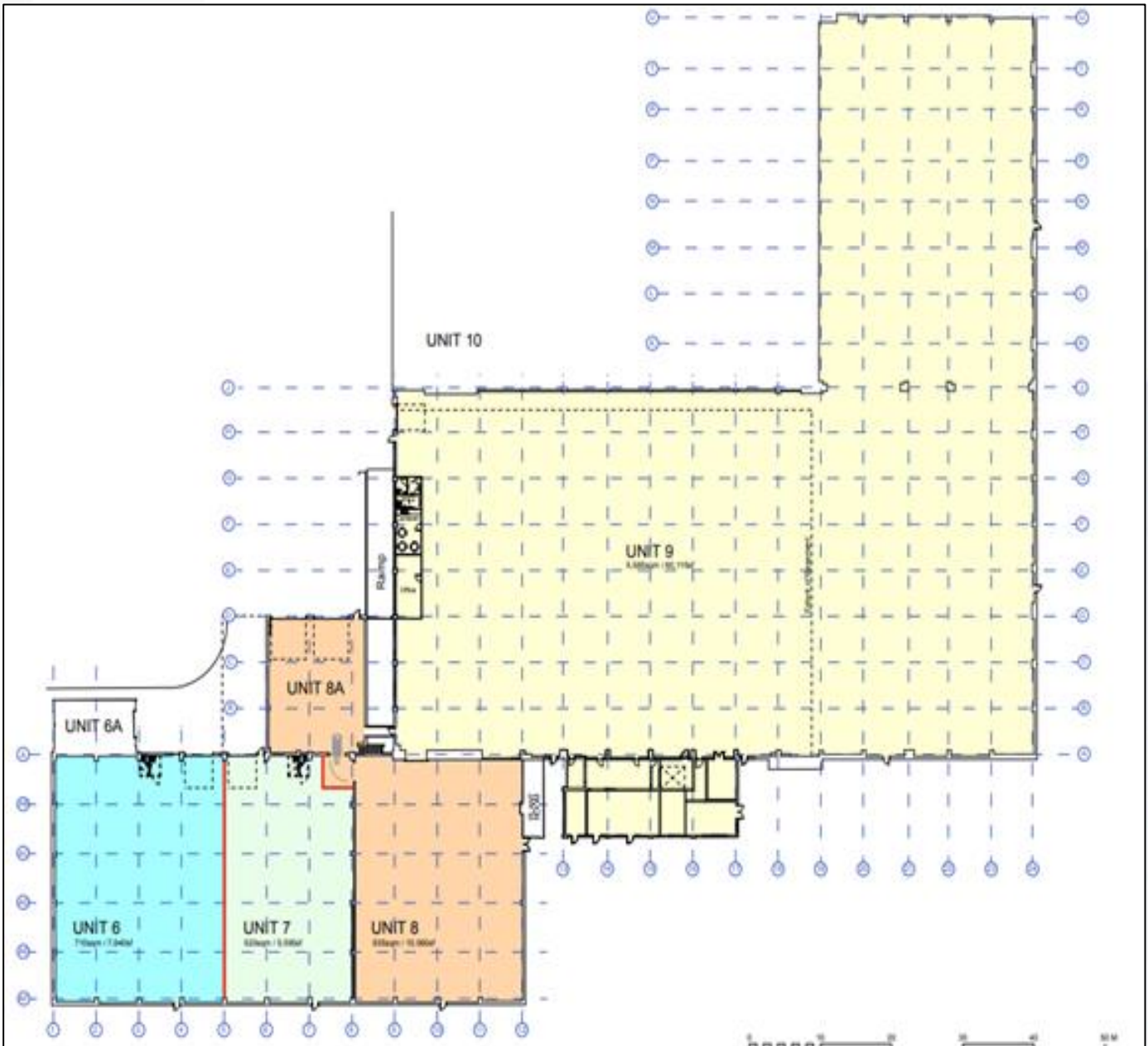
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FLOOR PLAN



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