

TO LET

MODERN INDUSTRIAL UNIT

- Modern detached industrial / warehouse unit
- Minimum eaves height of 6m
- Located 2 miles from J39 of the M1 Motorway
- Ancillary office accommodation
- Established trading location
- Private side yard and parking area



UNIT 3 RUSSELL STREET

Thornes Industrial Estate, Wakefield, WF1
5QS

**Lambert
Smith
Hampton**

DESCRIPTION

The property is of steel portal frame construction with a combination of brick and profile metal clad elevations, surmounted by a mono-pitched profile metal sheet roof with translucent GRP roof lights.

Internally, the warehouse comprises of blockwork and profile metal sheet elevations, concrete slab flooring, a combination of LED and sodium lighting, whilst access is via an electrically operated ground level loading door.

The unit provides an ancillary WC and kitchenette, with three phase power supply to the warehouse. Externally, there is a secure gated storage / parking area off the eastern elevation and additional parking in front of the unit and on Russell Street.

ACCOMMODATION

Unit	Gross Internal Area (Sq. Ft)
Unit 3 Russell Street	1,239



LOCATION

The property is located on Thornes Industrial Estate, which is accessed via Russell Street, providing access to Ings Road (A638) via Thornes Lane, in turn providing access to Junction 39 of the M1 Motorway.

The surrounding use is predominately industrial, home to a number of industrial developments at Thornes Lane, Tadman Street, Monckton Road Industrial Estate and the nearby Thornes Trading Estate.



TERMS

Available on a new full repairing and insuring lease. Price on application.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

Rateable Value - Unit 3 - £11,250

EPC

Unit 3: C (64) – valid until 26/06/2033

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

lsh.co.uk

© Lambert Smith Hampton. Detail of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. July 2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Matt Jackson
07514 733870
mjackson@lsh.co.uk

Elliot Bloodworth
07597 019265
ebloodworth@lsh.co.uk