

FREEHOLD FOR SALE



**VACANT INDUSTRIAL COMPLEX
SITUATED ON A BUSY TRADING ESTATE**

THORNES LANE | WAKEFIELD | WF1 5RR



**Gordon
Brothers®**

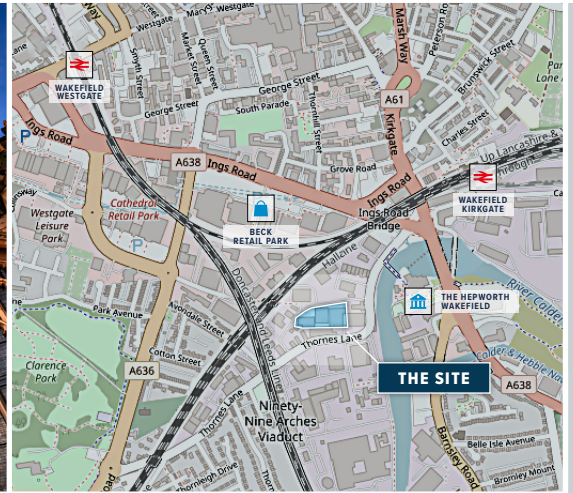
- 
- POPULAR THORNES LANE LOCATION
1.5 MILES FROM WAKEFIELD CITY CENTRE
 - PROMINENT SITE WITH MULTIPLE
ENTRANCES OFF 2 ADOPTED HIGHWAYS
 - ACCOMMODATION OF 57,549 SQ FT
ON A SITE OF 1.89 ACRES
 - NUMEROUS ACCESS POINTS TO THE
ACCOMMODATION, OFFERING POTENTIAL
TO SUB-DIVIDE
 - SECURE YARD AREAS
 - GENEROUS EAVES HEIGHTS THROUGHOUT
 - OFFERS INVITED

HIGHLIGHTS

THORNES LANE | WAKEFIELD | WF1 5RR

VACANT INDUSTRIAL COMPLEX FREEHOLD SITUATED ON A BUSY TRADING ESTATE | FREEHOLD FOR SALE

INDICATIVE BOUNDARIES ONLY.



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, the adjacent Thornes Lane leads directly onto main A636 dual carriageway running 2 miles south west to Junction39 of the M1 motorway. For access to the north, Junction 40 of the M1 lies 4 miles to the northwest.

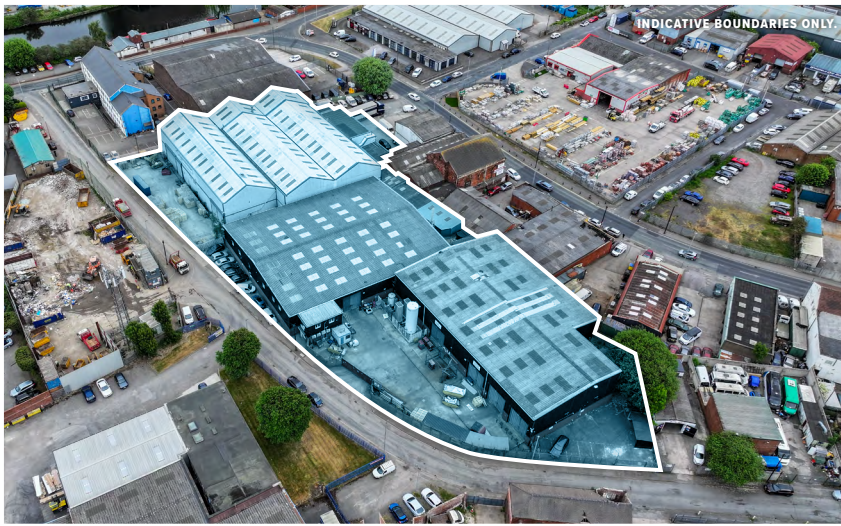
Nearby occupiers include Buildbase, Screwfix, Johnstone's Decorating Centre and Edmunson Electrical Centre.



LOCATION

THORNES LANE | WAKEFIELD | WF1 5RR

VACANT INDUSTRIAL COMPLEX FREEHOLD SITUATED ON A BUSY TRADING ESTATE | FREEHOLD FOR SALE



THE PROPERTY COMPRISES A SERIES OF INTERLINKED INDUSTRIAL BUILDINGS OF VARYING AGES PROVIDING ADDITIONAL 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	4,856.6	52,276	Industrial, offices and welfare areas
FIRST FLOOR	394.8	4,249	Offices
SECOND FLOOR	95.1	1,024	Offices
TOTAL	5,346.4	57,549	

THE PROPERTY

THORNES LANE | WAKEFIELD | WF1 5RR

VACANT INDUSTRIAL COMPLEX FREEHOLD SITUATED ON A BUSY TRADING ESTATE | FREEHOLD FOR SALE

TITLE

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

EPC

A copy is available upon request.

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.

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, **Gordon Brothers**, 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.



FURTHER INFORMATION

THORNES LANE | WAKEFIELD | WF1 5RR

VACANT INDUSTRIAL COMPLEX FREEHOLD SITUATED ON A BUSY TRADING ESTATE | FREEHOLD FOR SALE

FOR FURTHER DETAILS,
PLEASE CONTACT US:

JOHN WILLS

+44 (0)7785 254 793

jwills@gordonbrothers.com

DANIEL SMITH

+44 (0)7741 190 736

danielsmith@gordonbrothers.com

OFFICES ACROSS THE UK:

- LONDON
- BIRMINGHAM
- MANCHESTER
- BRISTOL
- GLASGOW
- BRIGHTON
- LEEDS
- SOUTHAMPTON
- NEWCASTLE

WWW.GORDONBROTHERS.COM



The information contained within this brochure, prepared on behalf of Gordon Brothers, LLC, or any joint agents or client(s), is provided on the following basis:

(1) The particulars are intended as a general guide for prospective purchasers or lessees and do not constitute an offer, contract, or part of any contract. (2) Misrepresentation Act 1967: All descriptions, dimensions, conditions, permissions for use or occupation, and any other details are provided in good faith and are believed to be correct however the information provided is not guaranteed and should not be relied upon as accurate. Interested parties must verify all details and conduct their own investigations independently.

(3) Neither Gordon Brothers, LLC, any joint agents, nor any person employed by them has the authority to make any representation or warranty concerning the property. (4) Any prices, rents, or other financial figures quoted are exclusive of VAT, unless stated otherwise. (5) Gordon Brothers, LLC accepts no liability for information or materials in this brochure that were prepared by third parties. Gordon Brothers, LLC is incorporated in England and Wales number BR005332. Registered office, 11 Soho Street, London W1D. Regulated by RICS.

PUBLICATION DATE: FEBRUARY 2025



INDICATIVE BOUNDARIES ONLY.

CONTACTS

THORNES LANE | WAKEFIELD | WF1 5RR

VACANT INDUSTRIAL COMPLEX FREEHOLD SITUATED ON A BUSY TRADING ESTATE | FREEHOLD FOR SALE