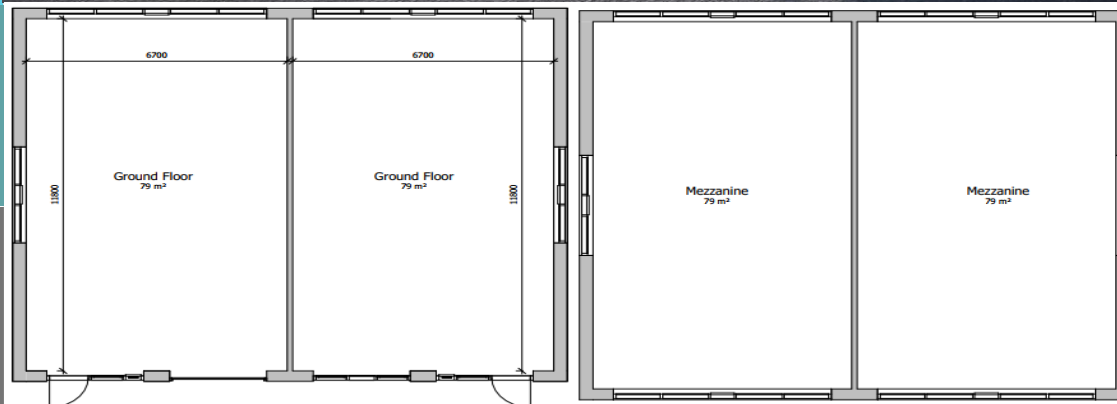


FOR SALE / TO LET - DEVELOPMENT OF COMMERCIAL UNITS

FALL INGS,
WATERSIDE WAY
WAKEFIELD, WF1 5ED

- Size: 1,700 SQ.FT
- Central Wakefield Location
- 3 Miles to Junction 39 M1
- Due For Completion Q2 2027
- Price: £310,000



**malcolm
stuart**
PROPERTY CONSULTANTS

FLEXIBLE COMMERCIAL UNITS DUE FOR COMPLETION Q4 2026.....

We are excited to offer premium commercial units in a highly desirable location, perfectly positioned in the heart of Wakefield with stunning views overlooking the canal and river. These versatile units are ideal for businesses seeking a prominent, well-connected base with modern specifications.

This will be a 19 unit scheme, comprising high specification hybrid office/workshop units, each spanning 1700 sq ft (158 m²) over two floors. These units are ideally suited for a range of business needs, featuring a steel portal frame construction with breeze block lower walls, insulated cladding, a first floor office space with air conditioning, 3 phase power supply, and an EPC rating of A (22). Located within a modern business park, the development benefits from excellent transport links, shared secure parking with perimeter fencing, and full services including power, lighting, water, and drainage.

Currently in the outline planning stage, detailed designs will be finalised by October 2025. Construction is scheduled to commence 2026, with completion expected by Q2 2027, ensuring a swift timeline for occupancy.

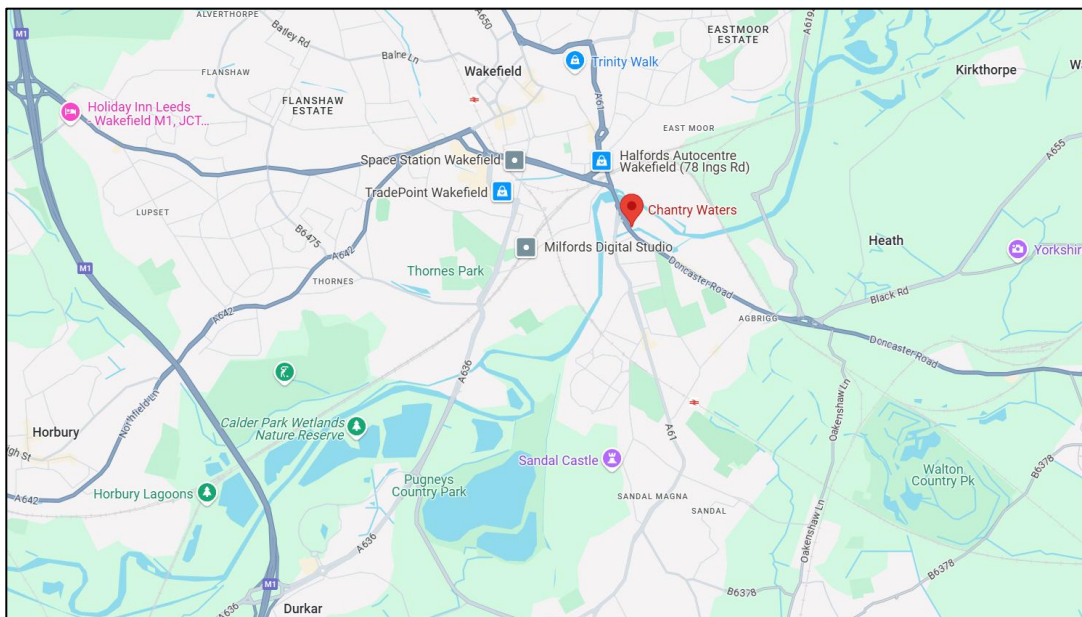
Each unit comes with allocated car parking, enhancing convenience for staff and visitors alike. The prime central location offers excellent accessibility, surrounded by Wakefield's vibrant amenities and benefiting from the scenic waterfront setting-an attractive draw for clients and employees.

The site is situated approximately 2 miles south of Wakefield city centre and 3 miles north-east of J39 of the M1.



**malcolm
stuart**
PROPERTY CONSULTANTS

A development By Waterside Way Developments Limited



PLANNING

We recommend interested parties make their own enquiries with the local authority – 0345 850 6506 / devcontrol@wakefield.gov.uk

BUSINESS RATES - 2023 LIST

TBC

EPC

TBC

TERMS

The leasehold or freehold interest in the units are being offered with the benefit of all warranties. Price on application.

VIEWING

Sole selling agents (appointment only)
Malcolm Stuart Property Consultants
01937 530853
james@malcolm-stuart.com

**malcolm
stuart**
PROPERTY CONSULTANTS

1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared September 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.