



## **TO LET - DETACHED WAREHOUSE / WORKSHOP UNIT**

1 TADMAN STREET,  
WAKEFIELD, WF1 5RG

- **Size: Approx 3,942 SQ.FT**
- **Eaves Height Approx 4m**
- **3 Phase Electric**
- **Central, Secure Site**
- **Rental: £45,000 per annum**



**malcolm  
stuart**  
PROPERTY CONSULTANTS

## Detached Warehouse / Workshop Unit close to Wakefield City Centre & M1 Motorway.....

The building is of concrete frame construction with profile metal cladding to the outer elevations which incorporate an automatic roller shutter loading door and WC facilities.

The roof is pitched and clad with cement sheeting, incorporating a number of translucent panels.

Internally, the unit provides a solid concrete floor and an eaves height of circa 4m.

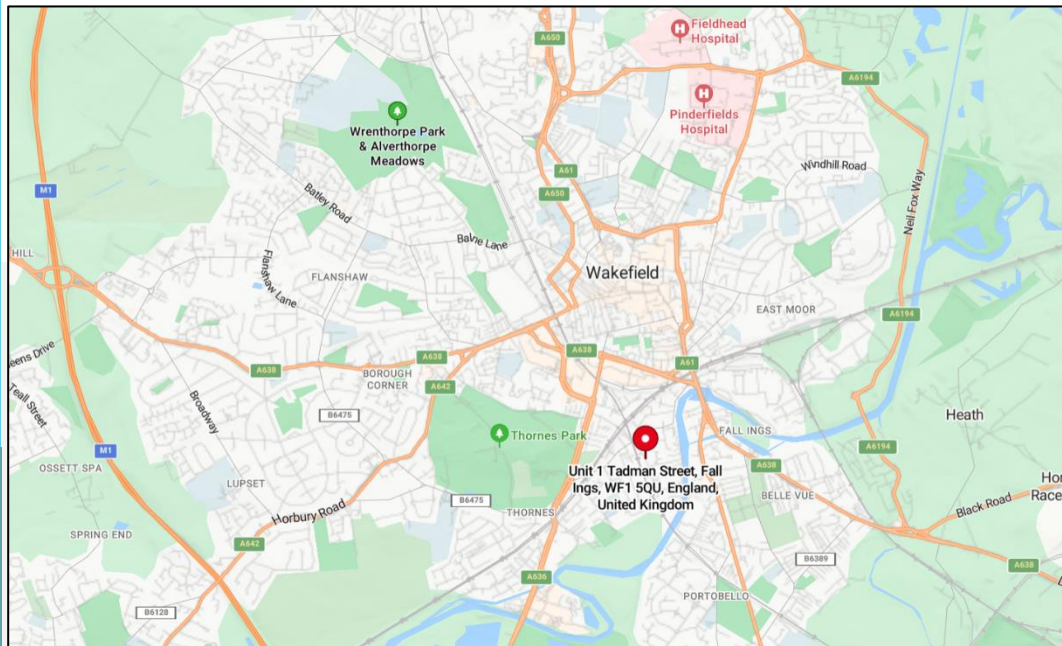
The property is situated in an established industrial location, approximately 1 mile south of Wakefield city centre and 2 miles north-east of J39 of the M1.

Wakefield lies 10 miles south of Leeds, 13 miles east of Huddersfield and 15 miles south-east of Bradford.



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Description	SQM	SQ.FT
Warehouse	328.15	3,532
Stores	38.04	409
Total	366.19	3,942



## PLANNING

We recommend interested parties make their own enquiries with the local authority – 0345 850 6506 / [devcontrol@wakefield.gov.uk](mailto:devcontrol@wakefield.gov.uk)

## BUSINESS RATES - 2023 LIST

TBC

## EPC

The property has a current EPC rating of D91

## TERMS

The unit is available on a new FRI lease for a term of years to be negotiated at a rental of £45,000 per annum.

## VIEWING

Sole letting agents (appointment only)  
 Malcolm Stuart Property Consultants  
 01937 530853  
[james@malcolm-stuart.com](mailto:james@malcolm-stuart.com)



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 and 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 November 2024 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.