

TO LET

211,364sq ft (19,636sq m)

VOLTAIC AT WAKEFIELD 41 BRINDLEY WAY WAKEFIELD WF2 0XQ



VIEW VIDEO

- Excellent location off Junction 41, M1
- Refurbishment Underway
- Existing Power Capacity 6.5MVA
- 3 secure access points and yards
- Haunch heights of 7-9m

*Indicative boundary

Description

A 6 bay unit, of steel portal frame construction with haunch heights of 7–9m, and eaves heights of 7.6–10.2m. There are currently 7 ground level loading doors – further could be added if required, and 3 separate secure yard areas. The landlord has commenced a refurbishment of the unit and PV Panels are being installed.

Accommodation

We understand the property has a GIA of 211,364 sq ft (19,636 sq m), on a site area of 8.48 acres (3.43 ha)

Services

The property benefits from connection to all mains services. We understand the current electricity supply capacity is 6.5MVA, and there is potential to increase this.

Business Rates

We understand from the VOA that the property has the following assessment
Reference Number – 310 190 9510
Rateable Value – £900,000

Planning

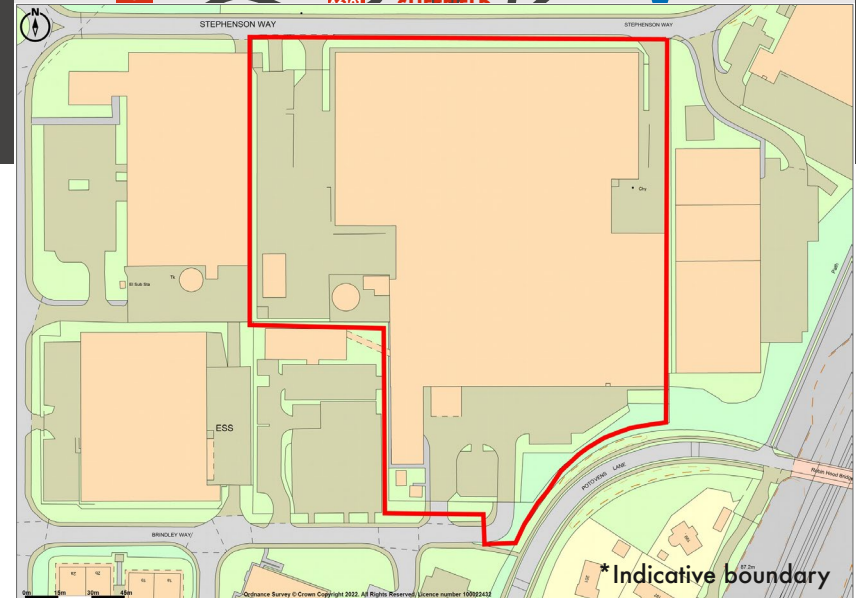
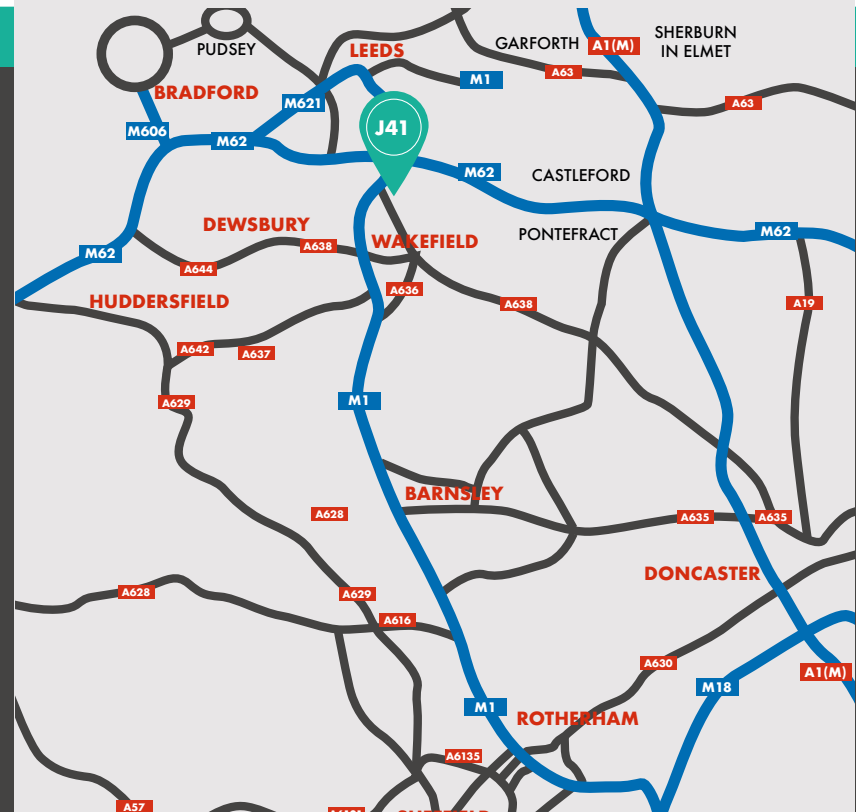
We are advised the property benefits from both B2 and B8 consent.

EPC

The Property has an EPC rating of C(55)
A copy of which is available [here](#).

Terms

The property is available by way of a new FRI lease on terms to be agreed. Subject to contract



Promap
Ordnance Survey Crown Copyright 2022. All Rights Reserved. Licence number 100022432.
Plotted Scale - 1:2000. Paper Size - A4

AVISON YOUNG

Rob Oliver
07769 643325
rob.oliver@avisonyoung.com

Jake Pygall
07795 237286
jake.pygall@avisonyoung.com



CUSHMAN & WAKEFIELD

Dave Robinson
07784 156664
david.robinson@cushwake.com

Tom Cooley
07385 949988
tom.cooley@cushwake.com