



BUILT FOR **YOUR** BUSINESS

A selection of units ranging in size from 2,600 - 7,300 sq ft²

TO LET

Balme Business Park, Flanshaw Way, Wakefield WF2 9LP

**AVAILABLE
NOW FOR
IMMEDIATE
OCCUPATION**



INDUSTRIAL • WAREHOUSE • TRADE COUNTER • BUSINESS • DISTRIBUTION

MODERN SPECIFICATION

A brand new business park in a prime location with exceptional road connections to J40, M1.

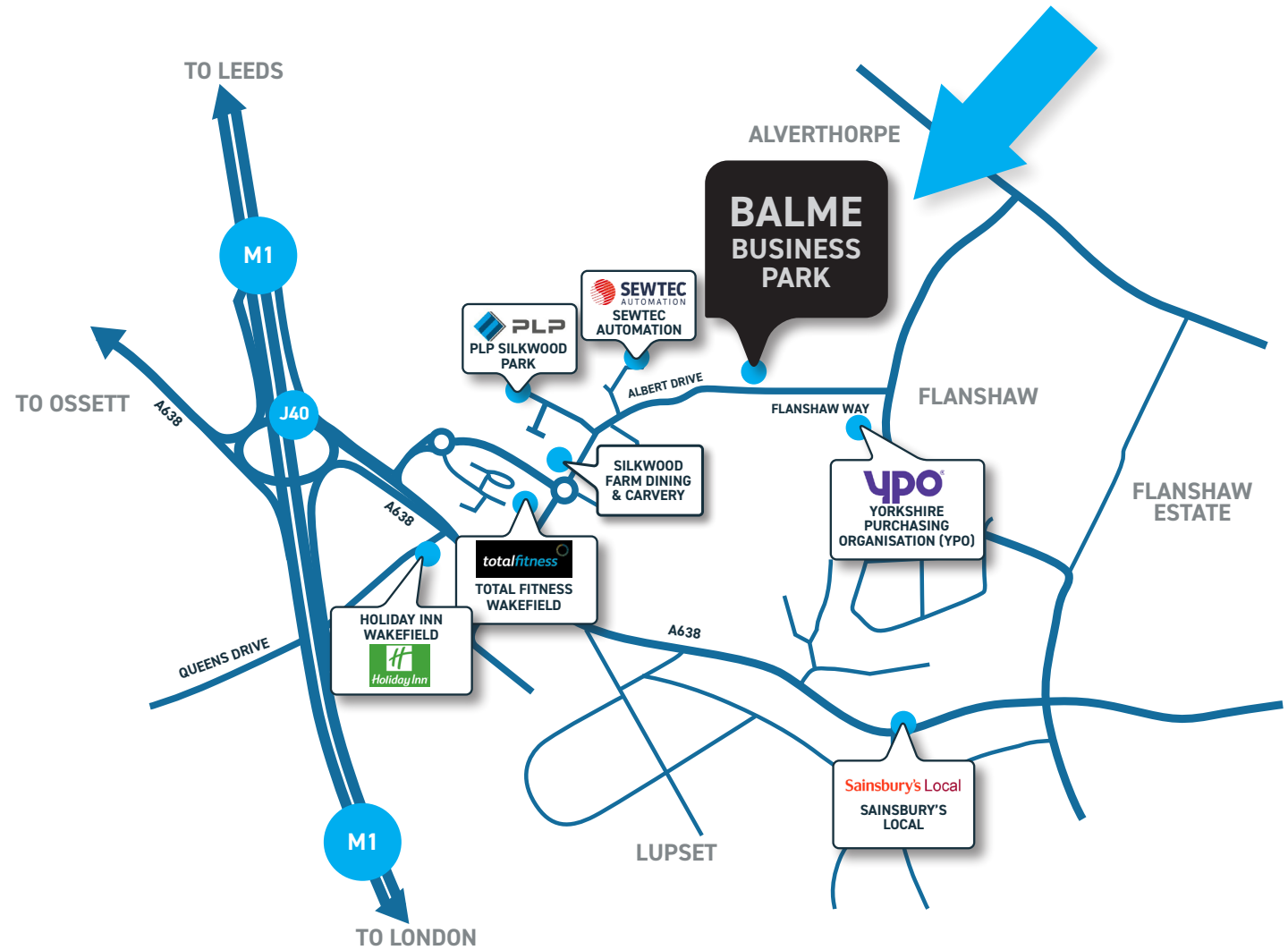
- Unbeatable location
- Modern portal frame construction
- Ample car parking
- 5% office as standard
- 3 phase power supply
- High quality business park environment
- Connections to all mains services
- 6.5 metre eaves
- Double skin insulated cladding giving excellent U values
- Full height insulated sectional overhead doors
- Planning for B1 (b) & (c), B2, B8
- Unrestricted working hours
- **Units can be taken individually or in combination**





UNITS FOR:

- Industrial
- Warehouse
- Trade counter
- Business
- Distribution



EXCEPTIONAL LOCATION

Balme Business Park
Flanshaw Way, Flanshaw, Wakefield WF2 9LP



PHASE TWO

TERMS

The completed units are to be offered to let, by way of new tenant's full repairing and insuring leases.

Rent upon application.

A site service charge will be levied for the maintenance and upkeep of any common parts of the completed development.

All figures are quoted exclusive of VAT.

Viewing is strictly by appointment.

CONTACT US

For more information on Balme Business Park or to arrange a viewing, please contact any of the joint agents opposite:



**AVISON
YOUNG**

0113 292 5500

avisonyoung.co.uk

Rob Oliver:

rob.oliver@avisonyoung.com

Ryden.co.uk

0113 243 6777

Jonathan O'Connor:

jonathan.oconnor@ryden.co.uk

**CARTER
TOWLER**

0113 245 1447

www.cartertowler.co.uk

Max Vause:

maxvause@cartertowler.co.uk

MISREPRESENTATION ACT 1967 - CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Carter Towler, Ryden and Avison Young for themselves and for the vendor(s) or lessor(s) of the property whose agents they are gives notice that these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact. Any intending purchaser(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give, and neither Carter Towler, Ryden, Avison Young nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. None of the building's services or service installations have been tested and are not warranted to be in working order.

PROPERTY MISDESCRIPTIONS ACT 1991

Whilst every reasonable effort has been made by Carter Towler, Ryden and Avison Young to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify, by independent inspection or enquiry, all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT, unless expressly stated to be otherwise.