



# BUILT FOR **YOUR** BUSINESS

A selection of units ranging in size from 2,600 - 7,300 sq ft<sup>2</sup>

## 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.

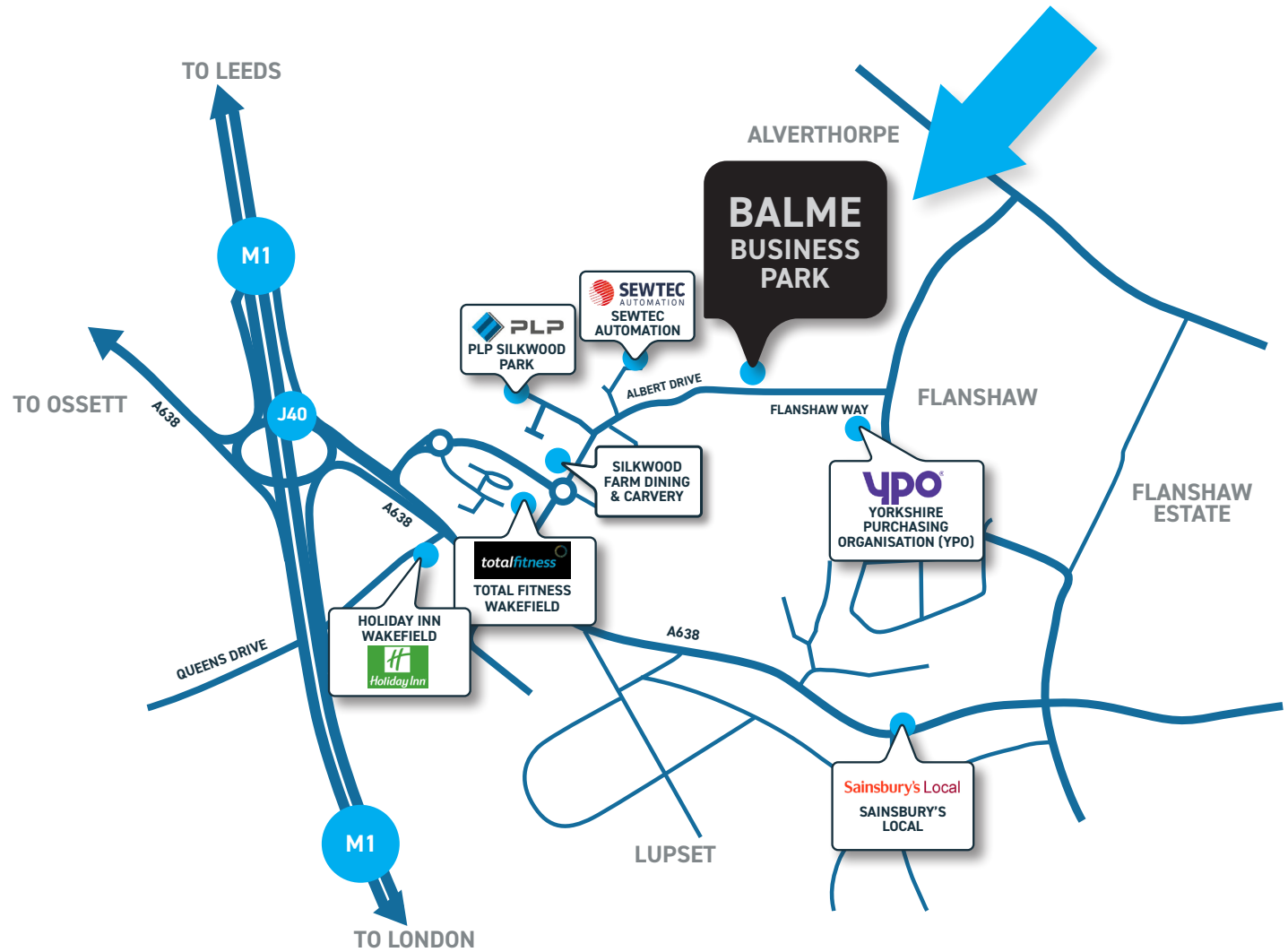
- Unbeatable location
- Modern portal frame construction
- Ample car parking
- 5% office as standard
- 3 phase power supply
- High quality business park environment
- Connections to all mains services
- 6.5 metre eaves
- Double skin insulated cladding giving excellent U values
- Full height insulated 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:



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### 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.