

Reference: WKF09108

SAVE £7K

**WAS £27K PA
NOW £20K PA**

Unit C Fox Way, Wakefield, WF2 8EE

Wakefield, WF2 8EE

☆ Flexible Lease Available

To Let

£1,670 pcm

2,730 sq ft

Flexible Use

 [Google Maps](#)



Unit C Fox Way, Wakefield, WF2 8EE



£1,670 per month + VAT

£20,040 p/a · £7 per sq ft



Flexible Use

For multiple industries



2,730 sq ft internal

254 sq m



Reference

WKF09108



24/7 access



Electric roller shutters



Kitchen



LED lighting

WHAT'S NEARBY

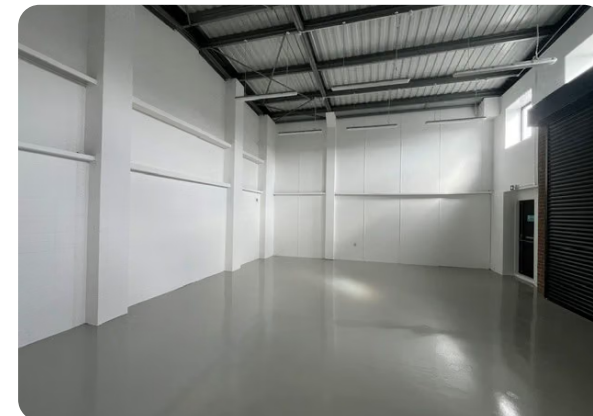


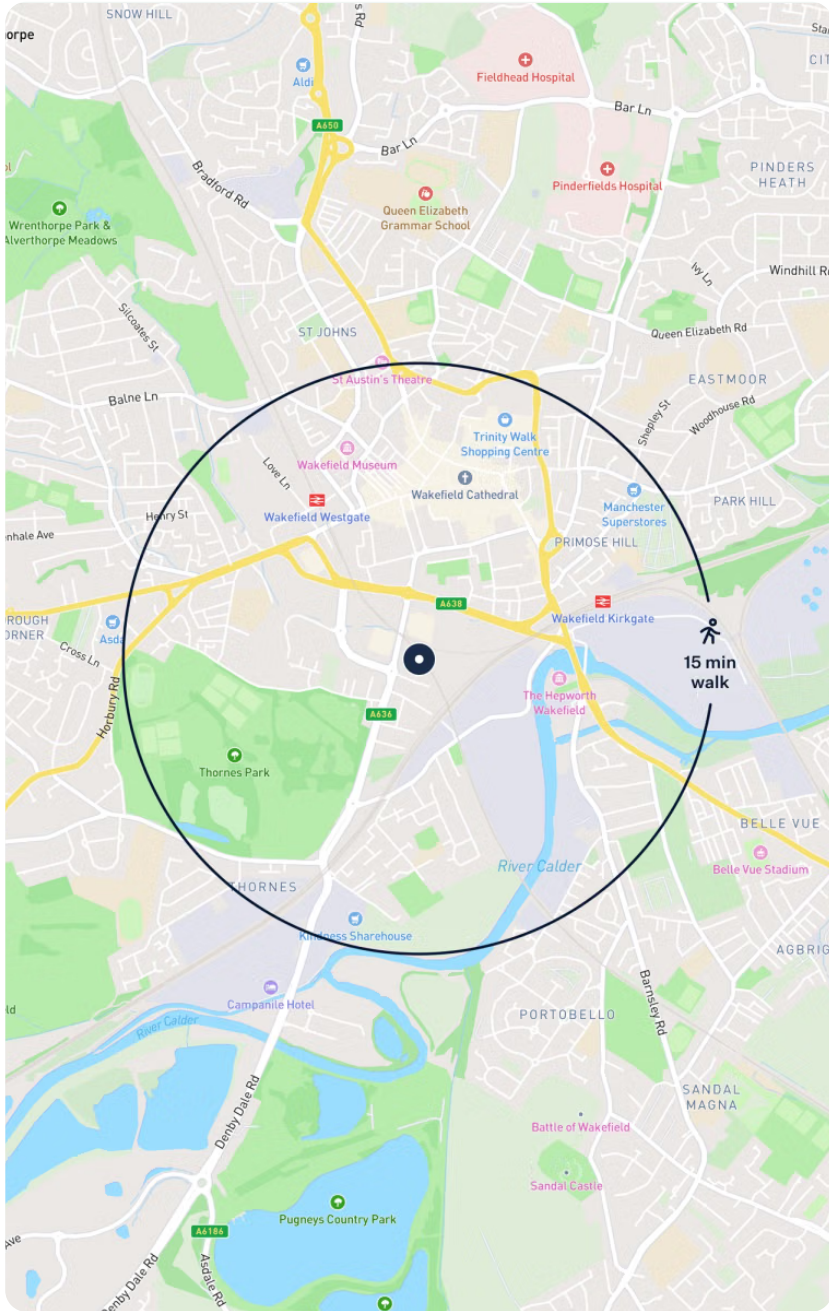
Wakefield Westgate Train Station

6 min drive



[Google Maps](#)





Location

Unit C Fox Way, Wakefield, WF2 8EE

[!\[\]\(4729e517bc6a7cd81c8025b9646574fb_img.jpg\) spaces.game.tools](#)

[!\[\]\(cbe80b694ebd74fcfe136a095b608235_img.jpg\) Google Maps](#)

WHAT'S NEARBY



Wakefield Westgate Train Station

6 min drive

15 min
walk

Cost Breakdown

Costs Per Month

Rent	£1,670
Business Rates	£990
Insurance	£40
Service Charge	£140
Total	£2,840

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£20,040
Business Rates	£11,880
Insurance	£480
Service Charge	£1,680
Total	£34,080

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.

Get in touch with the agent

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

