

Reference: WKF08301

A Avondale Way, Wakefield, WF2 7QU

Wakefield, WF2 7QU

☆ Flexible Lease Available



To Let

£1,080 pcm

980 sq ft

Flexible Use

 [Google Maps](#)



A Avondale Way, Wakefield, WF2 7QU



£1,080 per month + VAT

£12,960 p/a · £13 per sq ft



Flexible Use

For multiple industries



980 sq ft internal

91 sq m



Reference

WKF08301



24/7 access



Kitchen



LED lighting



Self-contained site

WHAT'S NEARBY

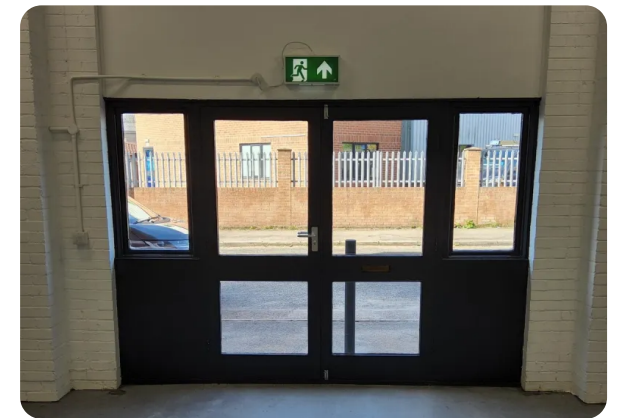


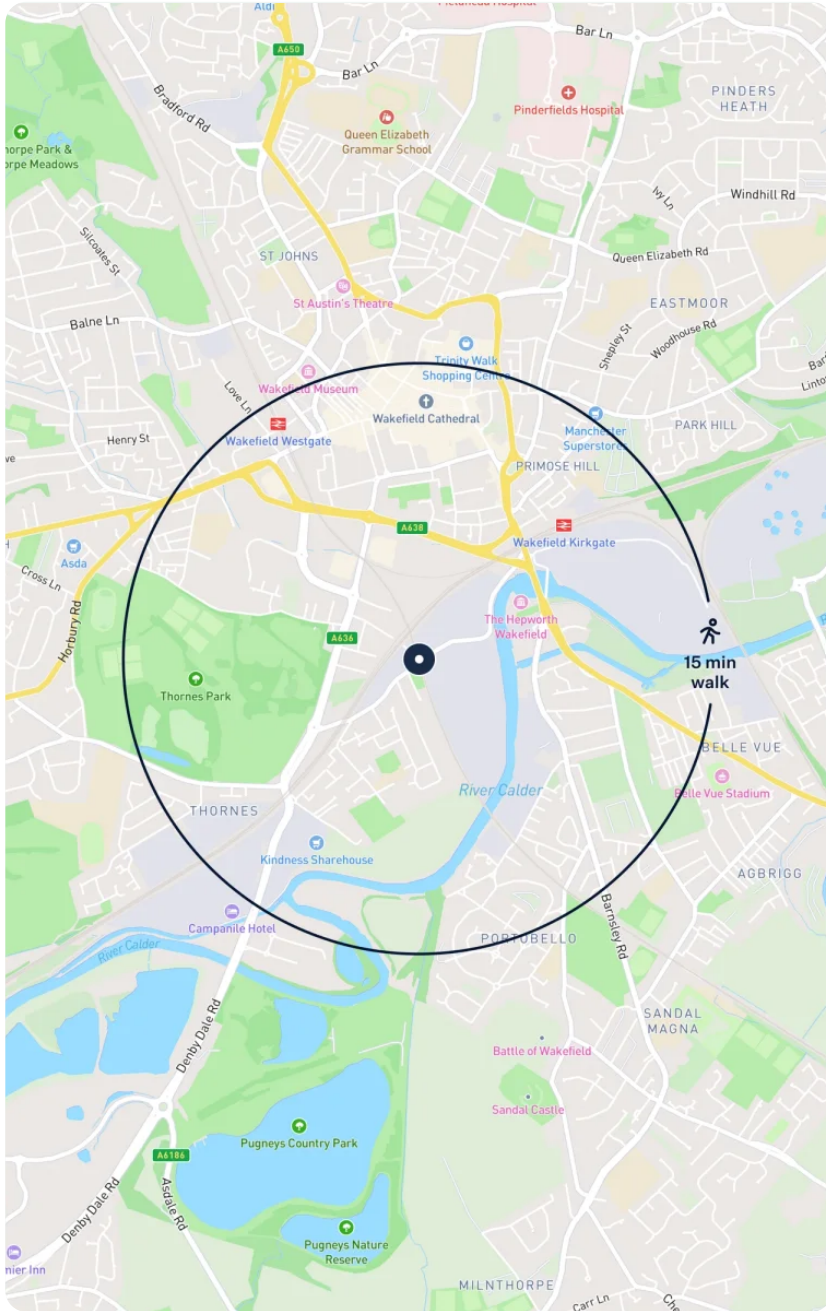
Wakefield Train Station

6 min drive



Google Maps





Location

A Avondale Way, Wakefield, WF2 7QU

 zones.stick.gains

 [Google Maps](https://www.google.com/maps)

WHAT'S NEARBY



Wakefield Train Station

6 min drive



15 min
walk

Cost Breakdown

Costs Per Month

Rent	£1,080
Business Rates	£250
Insurance	£20
Service Charge	Call for details
Total	£1,350

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

Costs Per Annum

Rent	£12,960
Business Rates	£3,000
Insurance	£240
Service Charge	Call for details
Total	£16,200

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 our property experts

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

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