

# INDIVIDUAL OFFICE SUITES TO LET



## UNIT 6, BENTON OFFICE PARK, HORBURY, WF4 5RA

- Suites from 165 sq ft
- Excellent location
- On site car parking
- Flexible agreements
- 24-hour access
- All inclusive rental
- Shared kitchen Wc facilities
- Passenger lift



## DESCRIPTION

Superbly located office suites offering individuality for all team sizes from sole traders to more established businesses.

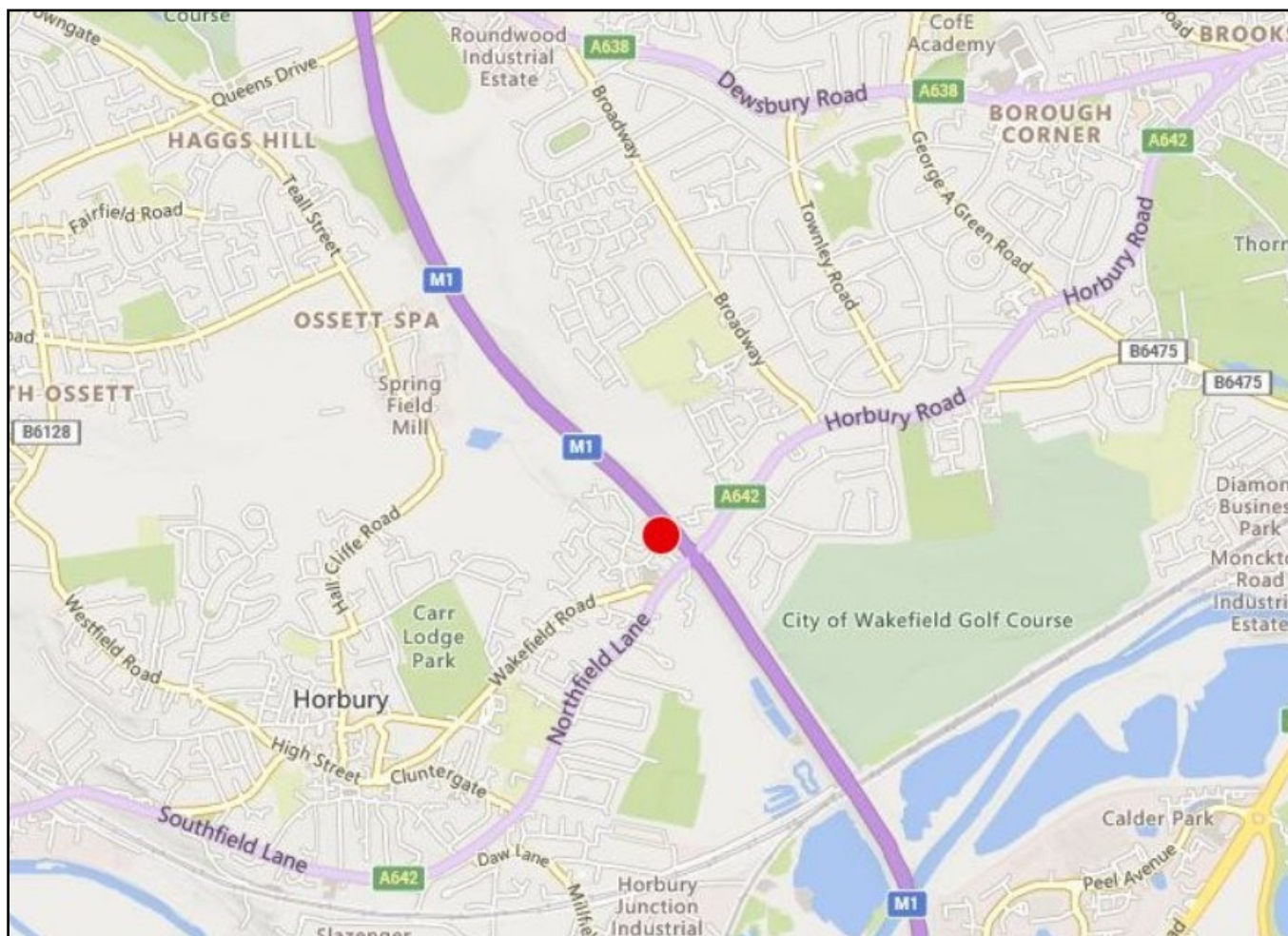
The building has been divided to provide self-contained office suites, each with the benefit of kitchen and Wc facilities to each floor.

The rental includes utilities, cleaning of the communal areas and car parking. WIFI is an additional cost at approximately £30 per month plus VAT.

Each suite is offered by way of a minimum 6 month term, the first months rent plus a 2 month rental bond is payable upon completion.

## LOCATION

The offices are located just off Wakefield Road, Horbury. Approximately 3 miles from Wakefield City centre and 1.5 miles from Junction 40 of the M1 motorway.



## TENURE

The suites are offered on a flexible short term agreement.



## ACCOMMODATION

<b>Suite 2</b>	17ft 6in x 14ft 5in = 264 Sq Ft	£450.00 per month
<b>Suite 3</b>	17ft 5in x 26ft 8in = 457 Sq Ft	£780.00 per month
<b>Suite 4</b>	17ft 5in x 9ft 9in = 165 Sq Ft	£280.00 per month
<b>Suite 5</b>	17ft 1in x 9ft 10in = 166 Sq Ft	£280.00 per month
<b>Suite 8</b>	12ft 8in x 27ft 9in = 368 Sq Ft	£630.00 per month
<b>Suite 10</b>	11ft 3in x 17ft 4in = 191 Sq Ft	£325.00 per month



### Orion Unit 6 - Ground Floor



### Orion Unit 6 - First Floor



## SUMMARY

<b>LEASE</b>	Flexible terms.
<b>RATEABLE VALUE</b>	Each suite is individually assessed
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	D84



## VIEWINGS & FURTHER INFORMATION



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### GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
  - All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were created July 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.