

OFFICE/STORAGE/  
LIGHT WORKSHOP SPACE  
**TO LET**

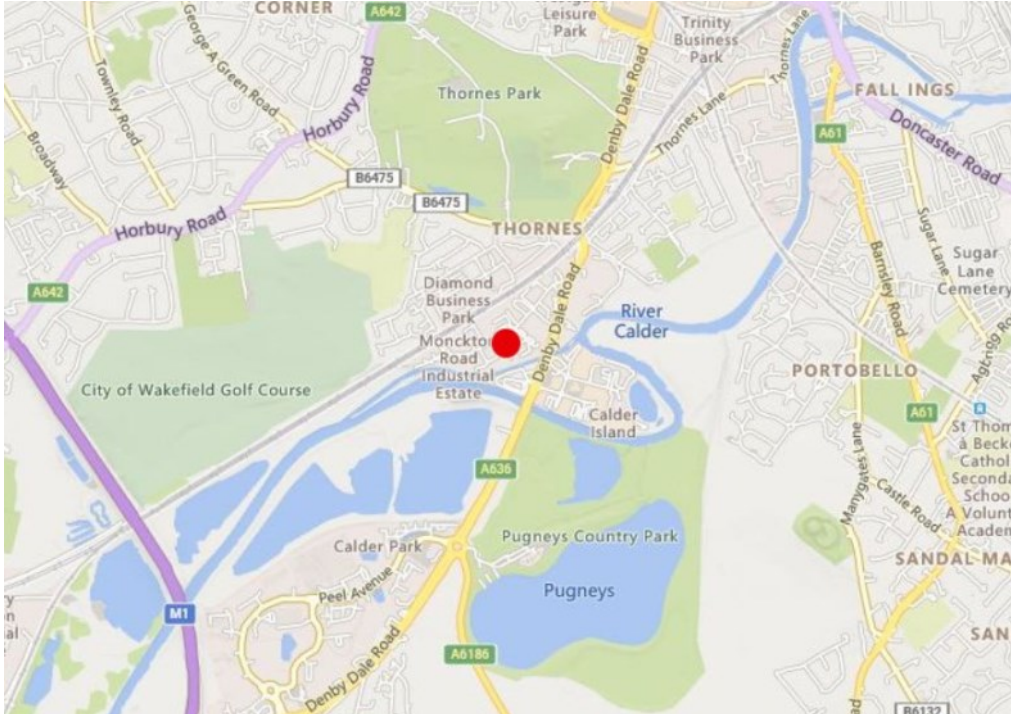


**17a Monkton Industrial Estate**  
**Off Denby Dale Road, Wakefield, WF2 7AL**

- 1,700 sq ft (158 sq m)
- Low cost office space
- May suit a warehouse/storage operator
- Fully carpeted
- Male and female Wc facilities
- 6 Car parking spaces

## DESCRIPTION

This is a low cost office facility that would suit a cost concerned business. The accommodation is presentable and offer very spacious light and airy offices. The site benefits from having male and female Wc facilities and 6 car parking spaces to the front.



## LOCATION

The premises are very conveniently located to the front of the Monckton Road Industrial Estate and is just a short drive from both the city centre and Junction 39 of the M1 Motorway.

## ACCOMMODATION

GF

1 - 12ft x 11ft = 132 sq ft

2 - 28ft x 14ft = 392 sq ft

FF

3 - 14ft x 10ft 7in = 154 sq ft

4 - 17ft 6in x 6ft 10in = 120 sq ft

5 - 26ft 8in x 17ft 5in = 466 sq ft

6 - 19ft x 6ft = 114 sq ft

7 - 19ft x 8ft 3in = 157 sq ft

8 - 11ft 9in x 9ft 3in = 108 sq ft

**Total net area = 1,646 sq ft Plus Wc facilities**

## SUMMARY

RENT	£12,000
RATEABLE VALUE	£10,000
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-123

## VIEWINGS & FURTHER ENQUIRIES



**Lee Carnley**

**01924 291500**

**[lee.carnley@vickerscarnley.co.uk](mailto:lee.carnley@vickerscarnley.co.uk)**

### 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 updated December 2023 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.