

SUPERB OFFICE SUITE TO LET



Suite 1, 66 Wakefield Road, Ossett, WF5 9JS



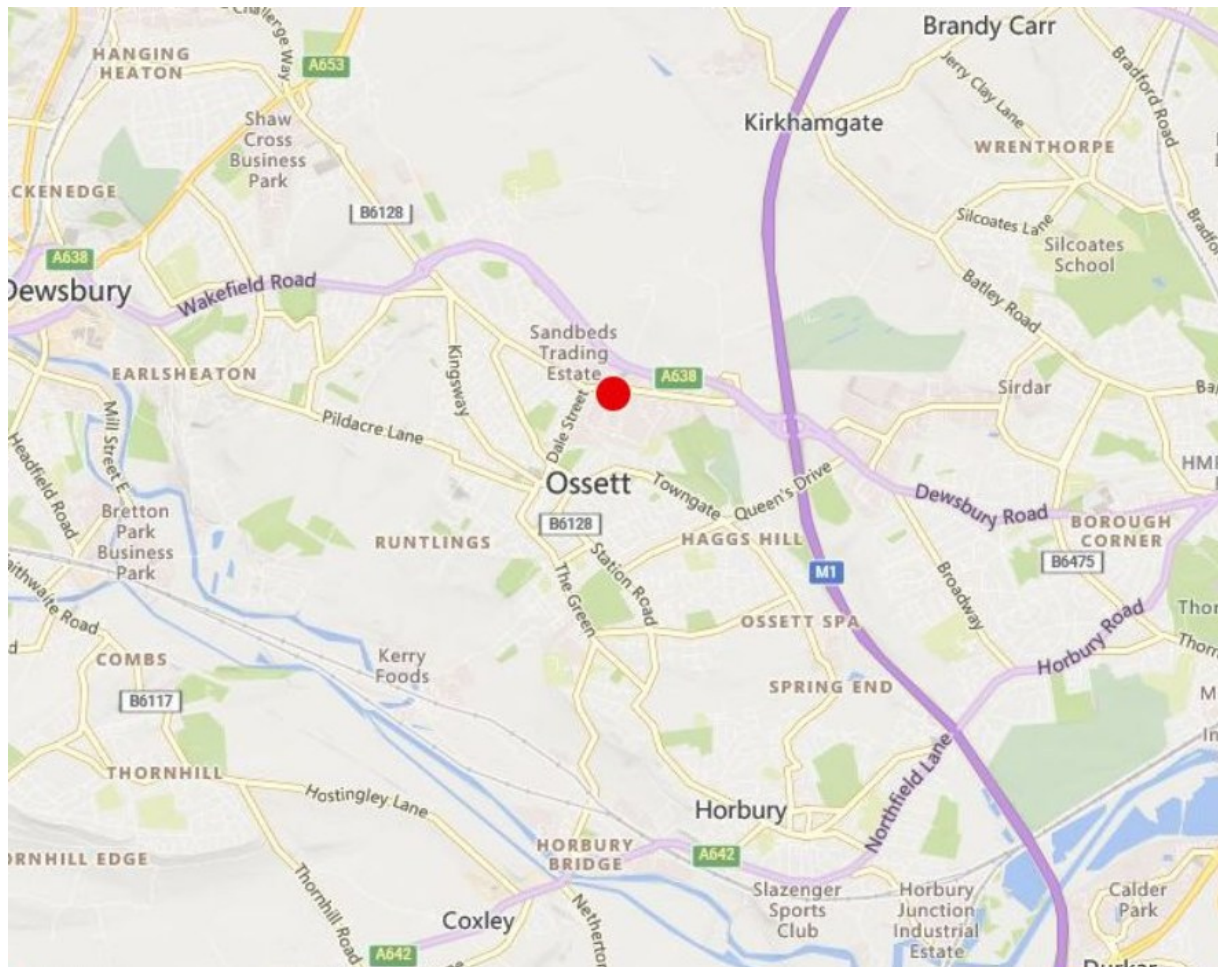
- 1,386 sq ft (129 sq m)
- Generous car parking
- Ready for immediate occupation
- Superbly decorated
- Close to Junction 40 of the M1 Motorway

DESCRIPTION

This is a superb first floor office suite which is very well presented providing both private and general offices being superbly decorated and ready to receive a tenants fixtures. The suite benefits from having 15 car parking spaces in total.

LOCATION

The property occupies a very prominent location fronting onto Wakefield Road on the outskirts of Ossett town centre and is just a few minutes drive from junction 40 of the M1 motorway.



ACCOMMODATION

General Office - 33ft x 21ft
Meeting Room - 17ft x 14ft
Private office - 18ft x 14ft

Net internal area = 1,386 sq ft (129 sq m)

SUMMARY

SIZE	1,386 sq ft (120 sq m)
RENT	£17,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	TBC
SMALL BUSINESS RATES RELIEF	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	C-71

VIEWINGS & FURTHER ENQUIRIES



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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 April 2025 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.