

VERY FUNCTIONAL OFFICES WITH FOUR CAR PARKING SPACES TO LET



Spa Street, Ossett, WF5 0HJ

- 1,170 sq ft / 108 sq m
- Providing both general and private offices
- Very secure location
- 4 car parking spaces
- Convenient for both Horbury and Ossett
- Just a short drive from Junction 40 of the M1 Motorway

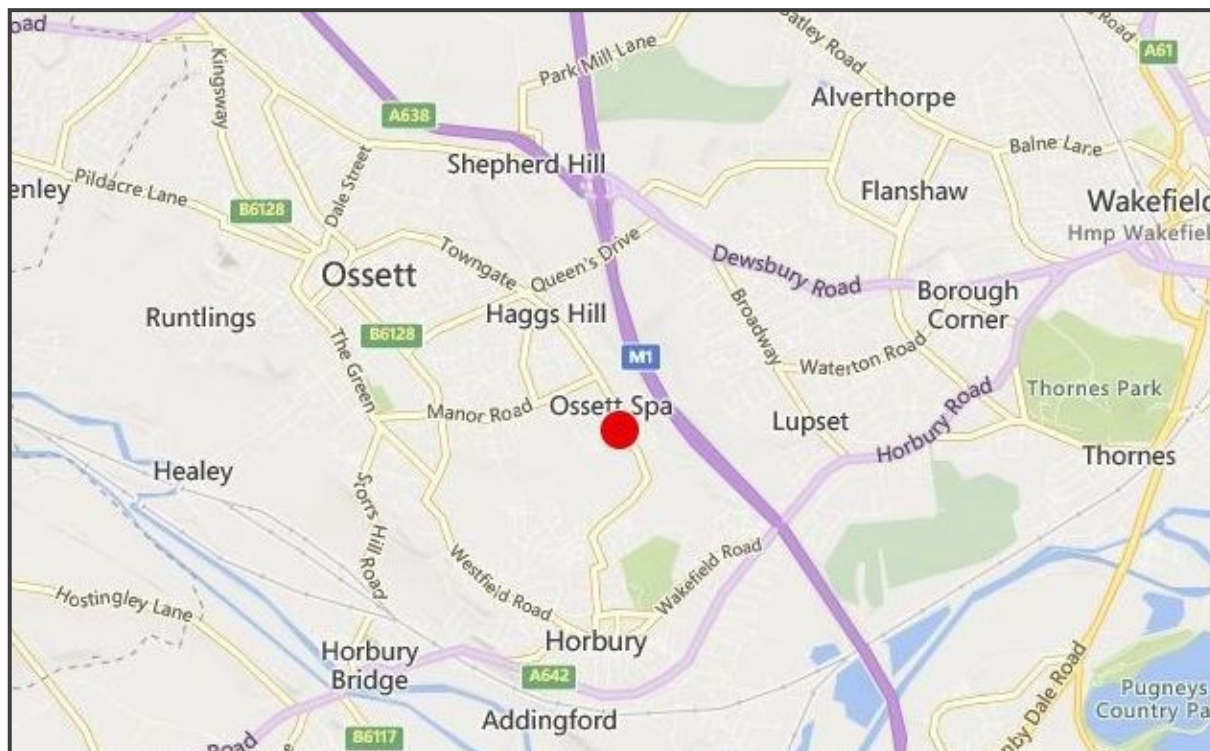


DESCRIPTION

These are very well presented offices offering very functional two storey accommodation with both private and general offices. Four car parking space are situated to the front of the property.

LOCATION

The property is located just off Spa Street, part way between Horbury and Ossett. Junction 40 of the M1 motorway is just a short drive away.



ACCOMODATION

Ground Floor Reception / Entrance area

General office left - 24ft x 15ft 9in = 378 sq ft

Reception office right - 13ft x 10ft 4in = 134 sq ft

Plus rear store, male and female Wc facilities

First Floor

General office left - 24ft x 15ft 9in = 378 sq ft

Private office right - 13ft 9in x 12ft 10in = 176 sq ft

Rear store - 14ft 10in x 7ft = 104 sq ft

Total area = 1,170 sq ft (108 sq m)

SUMMARY

RENT	£12,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£11,000
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	C55

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 May 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.