

INDIVIDUAL OFFICE SUITES TO LET



Unit 3, Benton Office Park, Bennett Avenue
Horbury, WF4 5RA



- Suites from 197 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.

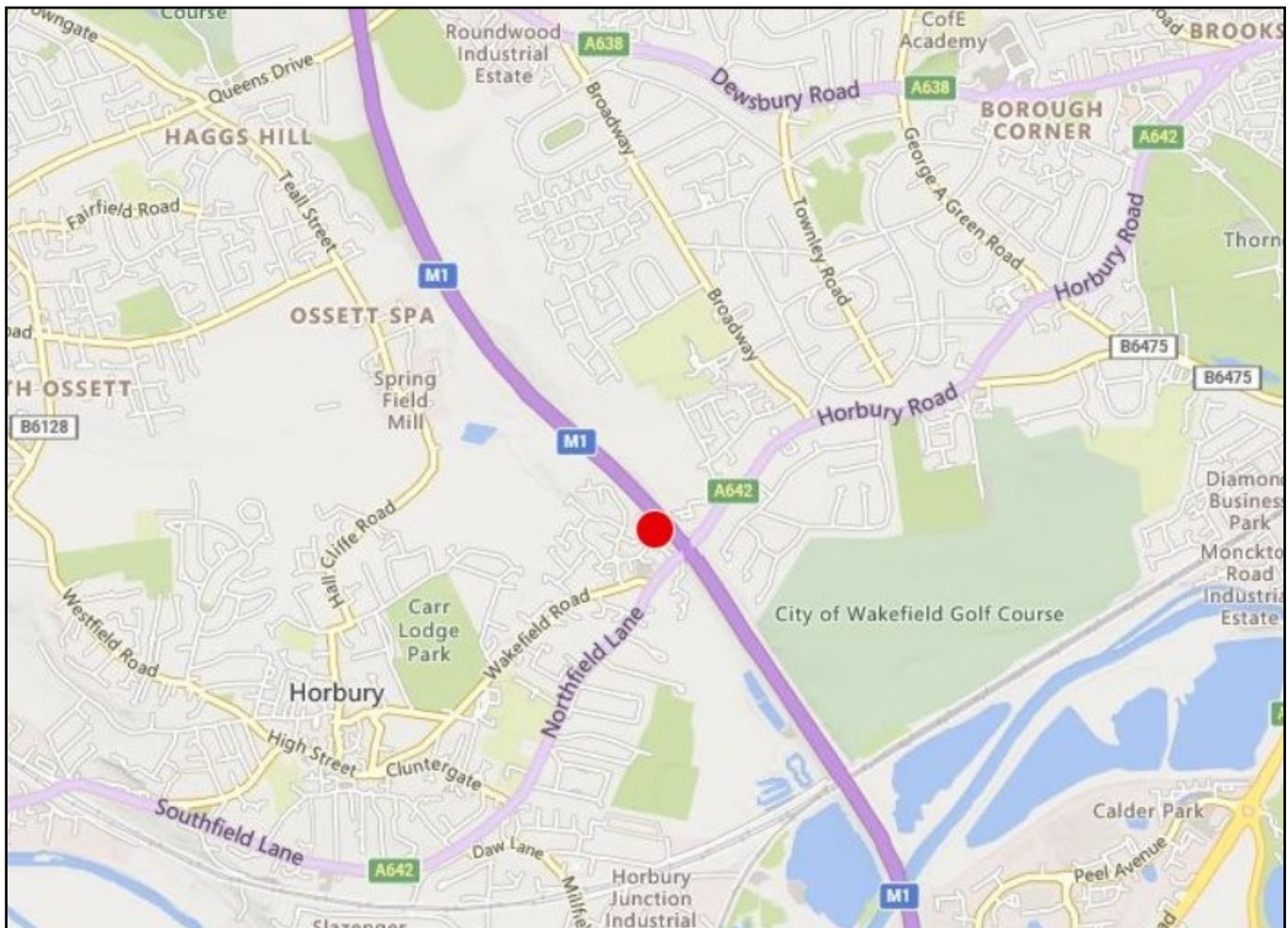
The building has been divided to provide self-contained office suites, each with the benefit of kitchen and Wc facilities to each floor. There is also the additional benefit of a shared meeting room.

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

Suite 1	12ft 11in x 15ft = 194 Sq Ft	£332.00 per month
Suite 2		LET
Suite 3	12ft 11in x 14ft 3in = 197 sq ft	LET
Suite 4		LET
Suite 5		LET
Suite 6	15ft 3in x 19ft 6in = 302 sq ft	LET
Suite 8	14ft x 16ft 5in = 231 sq ft	LET
Suite 9	16ft 9in x 14ft =234 sq ft	LET
Suite 10		LET
Suite 11		LET
Suite 12		LET



Orion Unit 3 - First Floor



Orion Unit 3 - Second Floor



SUMMARY

LEASE	Flexible terms.
RATEABLE VALUE	Each suite is individually assessed
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	D77



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 November 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.