

FIRST FLOOR OFFICE/STUDIO SPACE TO LET



Unit 1, CLS Business Centre, King Edward Street, Normanton,
WF6 2AZ



- 1,356 sq ft / sq m
- Open plan with two private offices
- Shared kitchen facilities
- Shared Wc facilities
- 7 allocated car parking spaces
- Convenient for Junction 31 of the M62 Motorway

DESCRIPTION

This is a broadly open plan office suite with an additional two private offices. The suite is located on the first floor and includes shared kitchen and Wc facilities along with 7 car parking spaces to the front of the property.

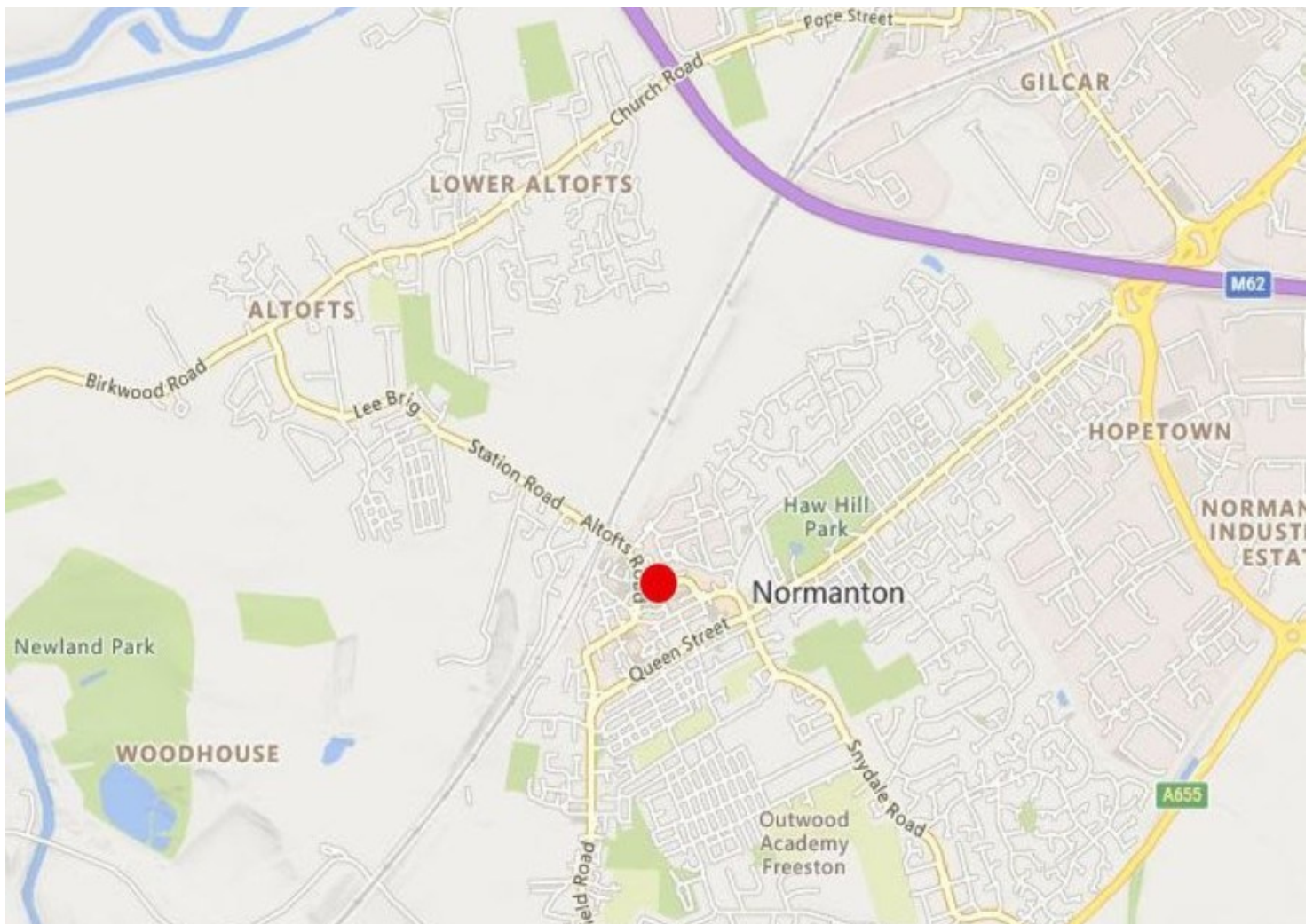
The space would suit a number of uses such as offices, fitness studio, beauty etc subject to receiving the necessary planning consents.

The rental is all inclusive to include heating, electric, water and buildings insurance.

LOCATION

The property is situated in the heart of Normanton. The town centre is home to several major supermarkets and also benefits from ample car parking and a train station. Nearby occupiers include Lidl, Greggs and Asda.

Normanton is conveniently located between Wakefield and Castleford via junction 31 of the M62 motorway.



ACCOMODATION

Open plan space- 1,036 Sq Ft

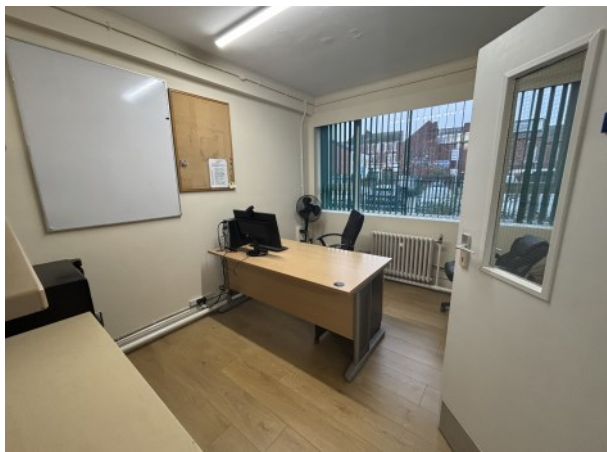
Office/store- 207 Sq Ft

Office- 113 Sq Ft

Total net internal area- 1,356 Sq Ft (125.97 Sq M)

SUMMARY

RENT	£12,000 per annum (Inclusive)
LEASE	Internal Repairing and Insuring.
RATEABLE VALUE	TBC
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
UPFRONT COSTS	1 months rent in advance. 1 months rent to act as a bond
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	TBC



VIEWINGS & FURTHER ENQUIRIES



Lee Carnley
01924 291500
lee.carnley@vickerscarnley.co.uk



Isobel Smith
01924 291500
isobel.smith@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 or 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 December 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.