

INDIVIDUAL OFFICE SUITES TO LET



UNIT 6, BENTON OFFICE PARK BENNETT AVENUE. HORBURY, WF4 5RA



- Suites from 114 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.

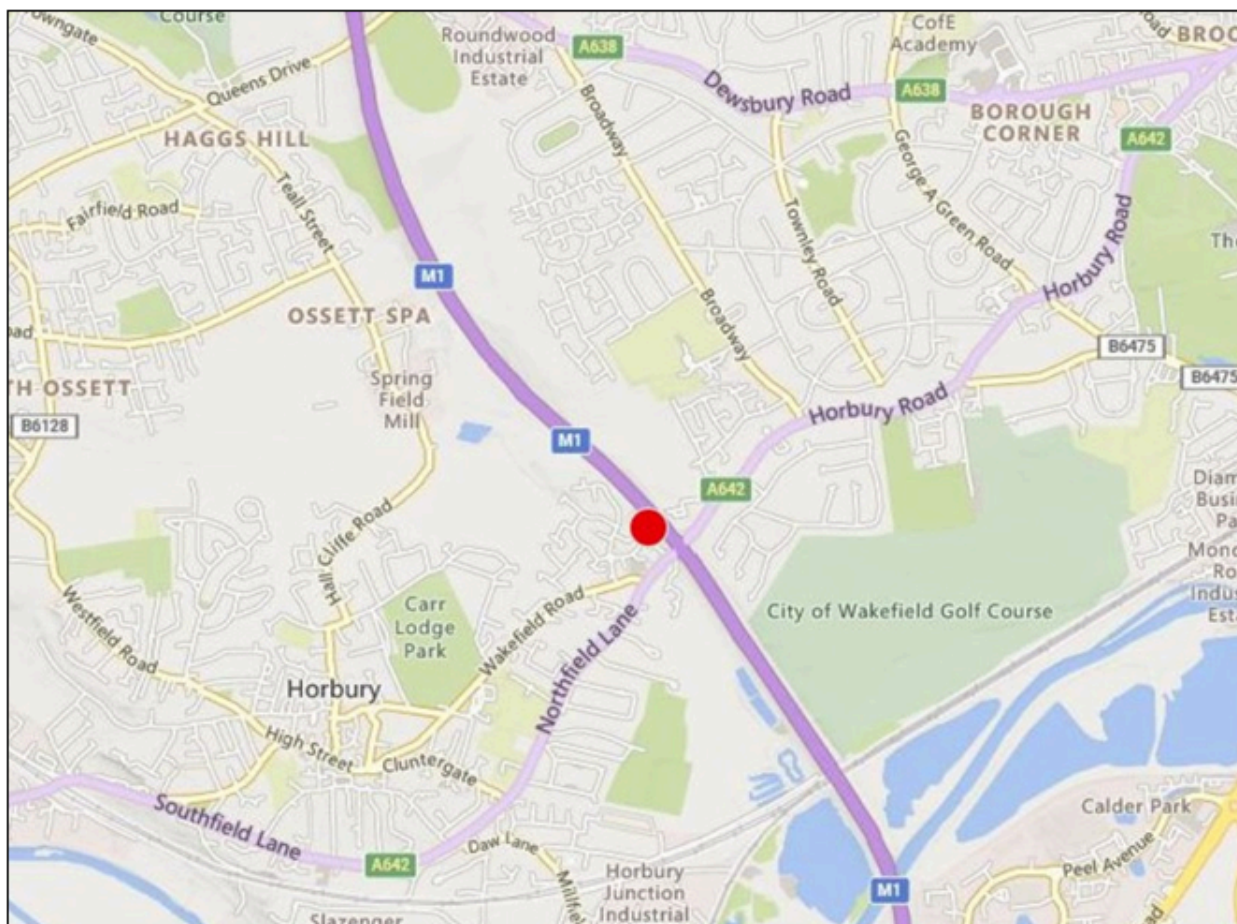
The building has been divided to provide self-contained office suites, each with the benefit of kitchen and Wc facilities to each floor.

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.



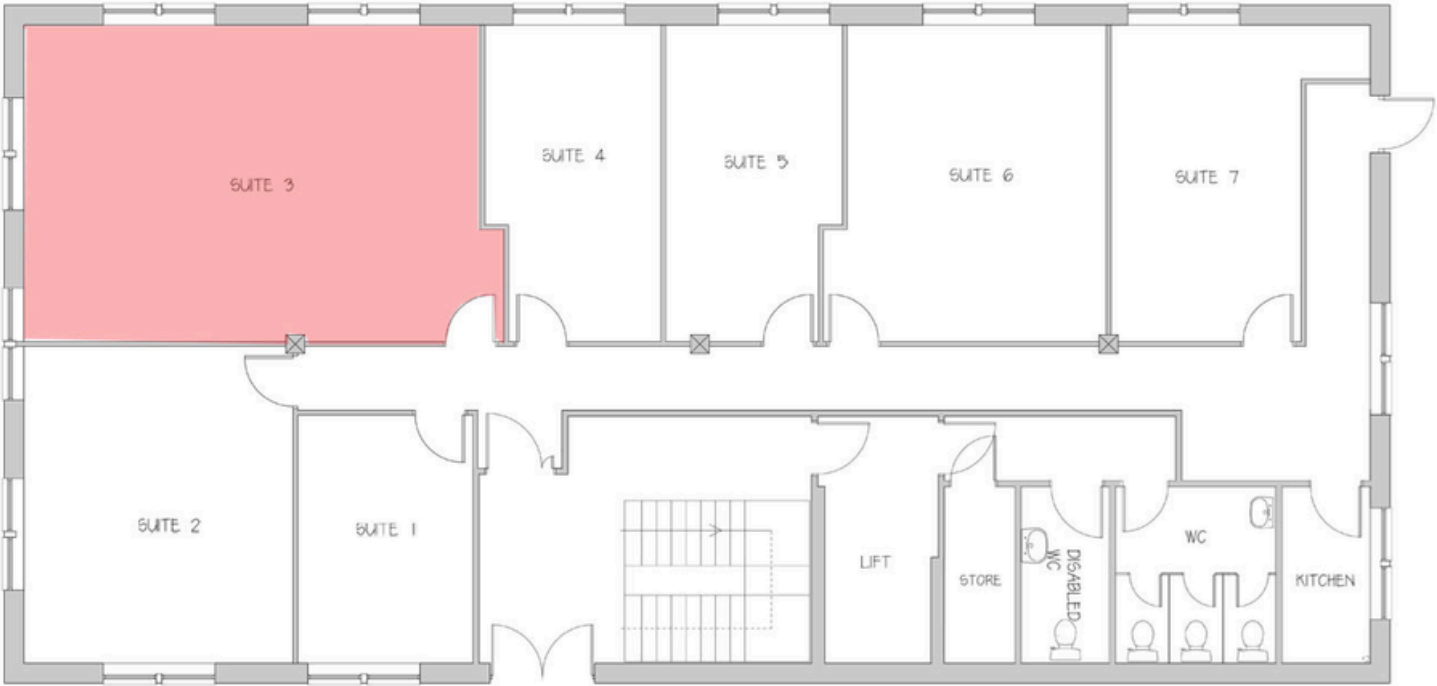
TENURE

The suites are offered on a flexible short term agreement.

ACCOMMODATION

SUITE	SIZE	RENT PER ANNUM
3	457 sq ft	£9,368.50 plus VAT

GROUND FLOOR



FIRST FLOOR



SUMMARY

LEASE TERMS	Flexible terms.
RATEABLE VALUE	Each suite is individually assessed.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-84

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 updated October 2026 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.