

unit 44

MONCKTON ROAD ■ WAKEFIELD ■ WF2 7AL



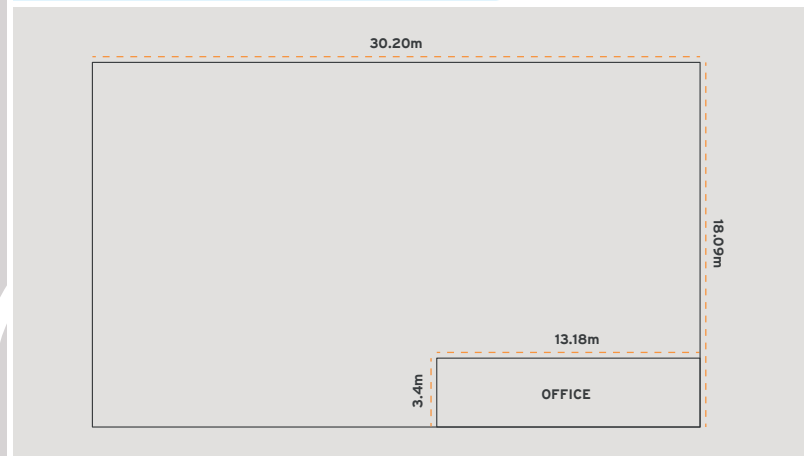
Modern industrial warehouse 5,927 sq ft (550.64 sq m)

- 1 mile south of Wakefield City Centre
- Established trade counter location
- 1 x ground level roller shutter door
- High quality industrial/warehouse unit
- Ground floor offices

WAKEFIELD

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LOCATION

Monckton Road Industrial Estate is conveniently located approximately one mile to the north west of Junction 39 of the M1 Motorway. Monckton Road Industrial Estate is around one mile to the south west of Wakefield City Centre, being accessed from Monckton Road. It is situated on the northern side of the A636 Denby Dale Road.

DESCRIPTION

The premises comprise a modern, mid terrace industrial /warehouse facility benefitting from the following specification:

- Internal eaves height of 6.0 metres
- High quality integral office accommodation
- Loading via 1 x ground level loading doors
- Designated external car parking / yard area

SERVICES

The property has all mains services connected including gas, three phase electricity, water and foul drainage.

ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
Offices	527	48.95
Warehouse	5,400	501.67
Total	5,927	550.63



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