



TO LET

Inexpensive Office Accommodation with Great Parking

2,815 - 4,305 Sq Ft

- ◆ Modern suspended ceiling
 - ◆ Cat II lighting
 - ◆ Carpeting throughout

Diamond House, Thornes Moor Road
Wakefield, WF2 8PT

LOCATION

Diamond Business Park is located fronting and accessed off Thornes Moor Road leading to Denby Dale Road (A636) approximately 1 mile equidistant from both Junctions 39 of the M1 motorway, and Wakefield city centre. Access to other major cities in the North of England is quick and convenient via the national motorway network and Leeds/Bradford International Airport is approx 50 minutes drive from the development. Facilities within the immediate environment include a Cedar Court Hotel (at Junction 39 M1 motorway) an Express Holiday Inn Hotel (on Calder Park) and a range of other retail and leisure facilities close by.

DESCRIPTION

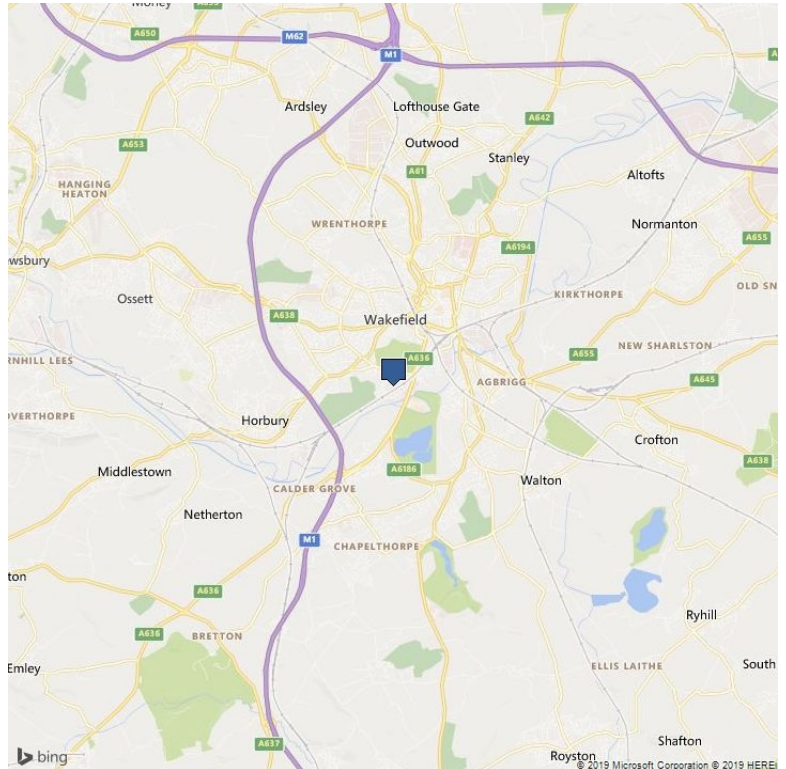
Diamond House comprises a 3 storey and lower ground floor brick built office building providing a mixture of cellular and open plan office accommodation. The vacant offices are located on the ground and second floors.

- ◆ High quality partitioning
- ◆ Fully fitted kitchen
- ◆ Gas central heating
- ◆ Passenger lift
- ◆ Phone entry system

For viewing arrangements or to obtain further information please contact:

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ACCOMMODATION

Ground floor - 2,815 sq ft
Second floor east - 4,305 sq ft
The accommodation consist a number of private offices and meeting rooms

RATES

The offices will need reassessing for rating purposes on occupation.

TERMS

The offices are available by way of a new full repairing and insuring lease for a term to be agreed. The rent is to be based on £10.00 per sq ft per annum (which is inclusive of service charge). Business rates are paid in addition to this.

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