

# unit 48

MONCKTON ROAD ■ WAKEFIELD ■ WF2 7AL

**BR**

INDUSTRIAL  
TRUST

CANMOOR



Indicative Image Of Similar Unit

## Warehouse/Trade Unit 2,380 sq ft (221 sq m) **TO LET**

- High quality industrial / warehouse unit
- 4.5m eaves height
- Full height roller shutter door

# WAKEFIELD

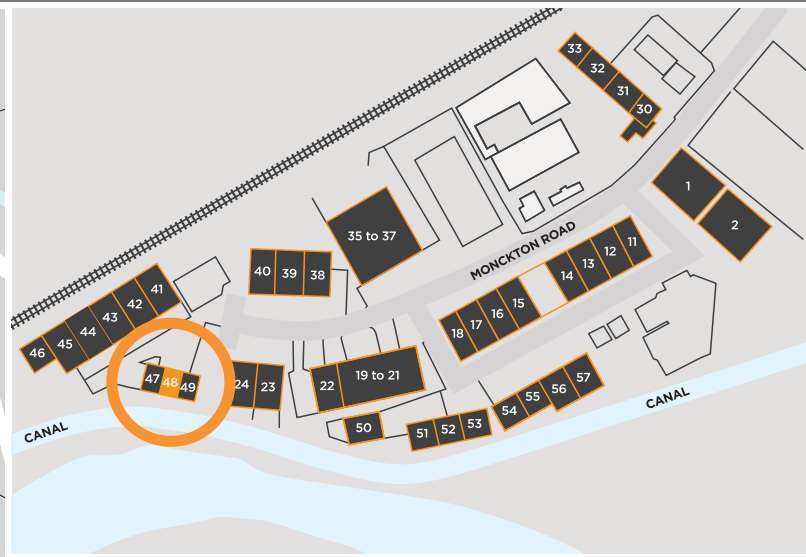
# unit 48

MONCKTON ROAD ■ WAKEFIELD ■ WF2 7AL

BR

INDUSTRIAL  
TRUST

CANMOOR



## 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

Unit 48 is a self contained warehouse / trade unit. The property is of steel portal frame construction with part brick and part insulated metal clad elevations. The unit has an eaves height of 4.5m and benefits from office accommodation and staff facilities to the front. The warehouse area is lit and accessed via a full height roller shutter door.

## SERVICES

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

## RATEABLE VALUE

The property has a rateable value of: £12,000 in the 2017 Ratings list. May qualify for small business rates relief.

## TENURE

The unit is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

## ACCOMMODATION

Description	sq ft	sq m
Unit 48	2,380	221
Total	2,380	221

## EPC:

E 101

## VAT

VAT is payable on rents and charges.



**Daniel Walker**  
daniel.walker@gentvisick.com

**Jonathan Jacob**  
jonathan.jacob@gentvisick.com



**Tom Asher**  
tom.asher@eu.jll.com

**Aileen Duffy**  
aileen.duffy@eu.jll.com