

unit 2

MONCKTON ROAD ■ WAKEFIELD ■ WF2 7AL

BR

INDUSTRIAL
TRUST

CANMOOR



Industrial/Warehouse Premises with Offices 14,811 sq ft (1,376 sq m)

- 1 Mile south of Wakefield City Centre
- Established trade counter and industrial location
- 1 x Electrical ground level roller shutter door
- External yard with the potential to be secured
- High quality industrial / warehouse unit
- Ground and first 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. It 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, detached industrial / warehouse facility benefitting from the following specification:

- Internal eaves height of 6.45 metres
- High quality integral office accommodation
- Loading via 1 x ground level loading door
- Designated external car parking / yard area (potential to be secured)

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 £70,000 for the 2017 Rating List.

TENURE

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

ACCOMMODATION

Description	sq ft	sq m
GF Offices	1,791	166.39
FF Offices	1,791	166.39
Warehouse	11,229	1,043.21
Total	14,811	1,376

EPC:

C (71)

VAT

VAT is payable on rents and charges.



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