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TO LET

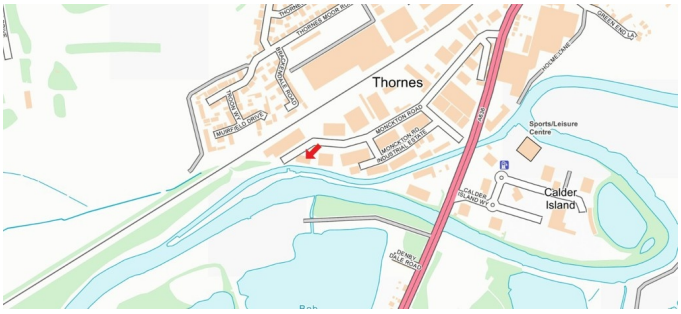
Units 47 - 49
Monckton Road Industrial Estate
Wakefield
West Yorkshire
WF2 7AL



To Be Refurbished
Modern Trade Counter / Industrial Warehouse Units
2,319 - 7,059 Sq Ft (215.44 - 655.78 Sq M)

- Established trade counter location
- Ground level roller shutter doors
- High quality industrial / warehouse units
- Ground floor office accommodation
- 1 mile south of Wakefield City Centre





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 comprises modern, terrace industrial / warehouse facility benefitting from the following specification:

- Established trade counter location
- Ground level roller shutter doors
- High quality industrial / warehouse units
- Ground floor office accommodation
- External car parking / yard area
- 1 mile south of Wakefield City Centre

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent
Unit 47 - £29,512.50 per annum exclusive
Unit 48 - £29,737.50 per annum exclusive
Unit 49 - £28,987.50 per annum exclusive

Viewings

For further information or to arrange a viewing please contact;

Will Woodhall
0113 200 3987
will@gvproperty.co.uk

Dan Walker
0113 200 3988
daniel@gvproperty.co.uk

JLL
0113 244 6440

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Agency | Building Surveying and Project Management | Investment | Lease Advisory and Asset Management

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