



Modern Detached Warehouse 6,578 Sq Ft (611.1 Sq M)

- Eaves height of 6.4 metres
- Prominent onto Denby Dale Road (A636)
- High quality ancillary offices
- Generous yard and parking provisions



Location

Monckton Road Industrial Estate is conveniently located approximately one mile to the north east 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 property comprises a modern detached warehouse / industrial unit with the benefit of the following specification;

- Loading via a single electric roller shutter door
- Eaves height of 6.4 metres
- High quality ancillary offices
- Generous yard and parking provisions

Accommodation

Accommodation	Sq m	Sq ft
Warehouse	499.14	5,373
Ground Floor Offices	56.00	603
First Floor Offices	56.00	603
Total	611.14	6,578



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 freehold sale of the premises.

Price on application.

Viewings

For further information or to arrange a viewing please contact;

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