

To Let

Unit 40 - Warehouse/Trade Counter

- High quality industrial/warehouse unit
- Popular trade counter location
- 4.2m Eaves height

Unit 40

Monckton Road Industrial Estate, Wakefield, WF2 7AL

5,982 sq ft

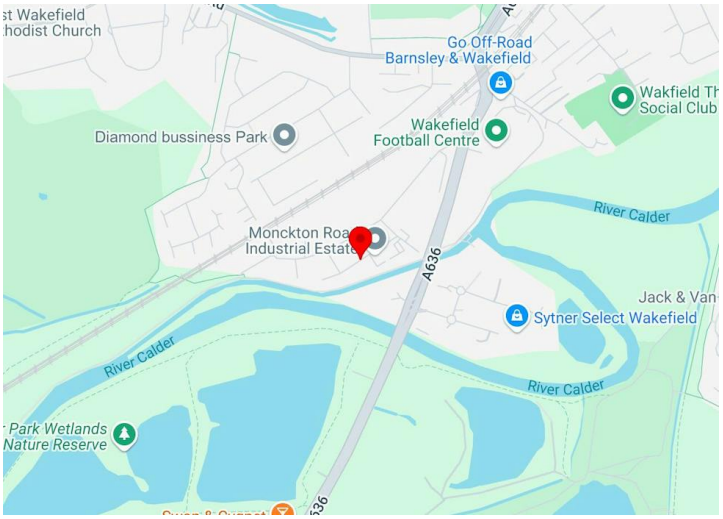
555.75 sq m

Reference: #302386

Unit 40

Monckton Road Industrial Estate, Wakefield, WF2 7AL





Summary

Available Size	5,982 sq ft / 555.75 sq m
EPC	D (86)

Description

Unit 40 comprises an end of terrace, single storey industrial unit. The building is of steel portal frame construction, with brick and clad elevations set beneath a dual-pitched roof incorporating translucent light panels. Internally, the unit benefits from office accommodation, kitchen and WC's. The warehouse has an eaves height of 4.2m. There is the ability to offer a large serviced yard area to the side if required.

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

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	5,982	555.75	Available
Total	**5,982**	**555.75**	

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DUFTONS






Exit



