

To Let

High Quality Trade Counter Unit on Popular Estate

- Established industrial / trade counter location
- Office accommodation & staff facilities
- All mains services connected
- Toolstation, Wolseley, Euro Car Parts

Unit 55, Monckton Road Industrial Estate

Wakefield, WF2 7AL

3,550 sq ft

329.81 sq m

Reference: #70154

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Wakefield, WF2 7AL





Summary

Available Size	3,550 sq ft / 329.81 sq m
Rent	Rent on application
Rates Payable	£7,734.50 per annum
Service Charge	The tenant will be expected to pay a contribution towards ongoing upkeep of the estate.
EPC	D (91)

Description

Unit 55 is a unit part of a self contained terrace of 4 warehouse/trade units. The unit includes ground floor office accommodation and staff facilities to the front. The property is of steel portal frame construction with part brick and part insulated metal-clad elevations. The warehouse areas are lit and are accessed via a full height roller shutter door.

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 property has been measured on a Gross Internal Area basis.

Name	sq ft	sq m
Unit - Warehouse/Ancillary	3,550	329.81
Total	**3,550**	**329.81**

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Services

All mains services are connected to the property, including 3 phase electricity. The incoming services have not been tested, therefore, any incoming tenant is responsible for confirming that the services are appropriate for their use.

Legal Costs / VAT / Stamp Duty

Each party is to be responsible for their own legal costs incurred, or any stamp duty or VAT pertaining to a new lease.

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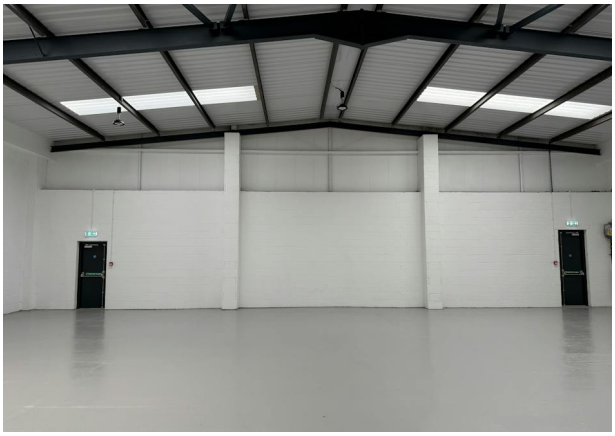






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