

**Unit 1**  
**Monckton Road, Wakefield**

**BR** INDUSTRIAL  
TRUST

# **Modern Industrial / Warehouse Unit**

12,067 sq ft (1,121.2 sq m)  
To Let

Unit 1 Calder Point, Monckton Road  
Wakefield, WF2 7AL





what3words: brief.educates.shakes  
www.what3words.com

## 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.

## CONNECTIVITY

Description	Miles	Time
Wakefield	1.7	6 mins
Leeds	15	20 mins
Manchester	52.5	60 mins
London	184	3 hours



## DESCRIPTION

Unit 1 Calder Point is a detached unit of steel portal frame construction with brick/block and metal clad elevations. The property benefits from a prominent position on the estate, two level access loading doors and dedicated yard and parking. The premises will undergo extensive refurbishment to achieve an EPC of B.

## ACCOMMODATION

Unit 1	sq ft	sq m
Warehouse	8,010	744.2
Office	4,057	377.0
Total	12,067	1,121.2

## VAT

VAT is payable on rents and charges.

## FURTHER INFORMATION

Further information is available from the joint agents.



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