

**Unit 40**  
**Monckton Road, Wakefield**

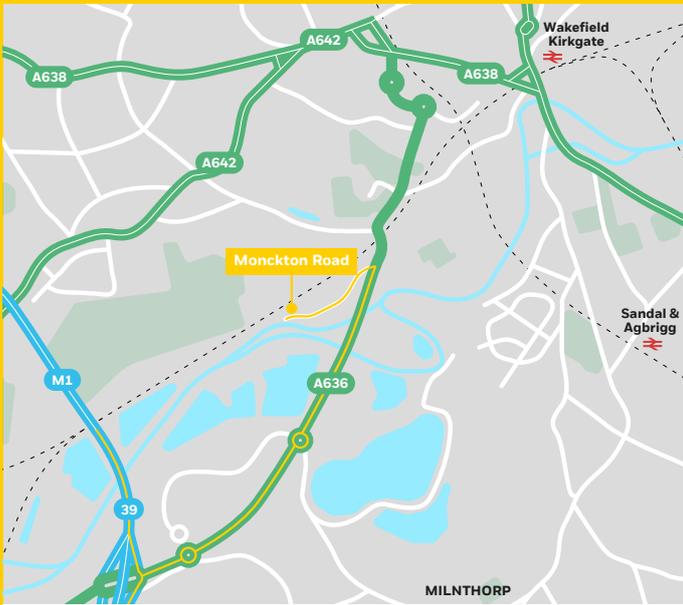
**BR** INDUSTRIAL  
TRUST

# Modern Trade Counter / Industrial Warehouse Unit

5,982 sq ft (555.74 sq m)  
Under Refurbishment  
To Let

Unit 40, Monckton Road  
Wakefield, WF2 7AL





what3words: ///rather.petal.goodnight  
www.what3words.com

## 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.

## CONNECTIVITY

DESCRIPTION	MILES	TIME
Wakefield	1.7	6 mins
Leeds	15	20 mins
Manchester	52.5	60 mins
London	184	3 hours

## VAT

VAT is payable on rents and charges.

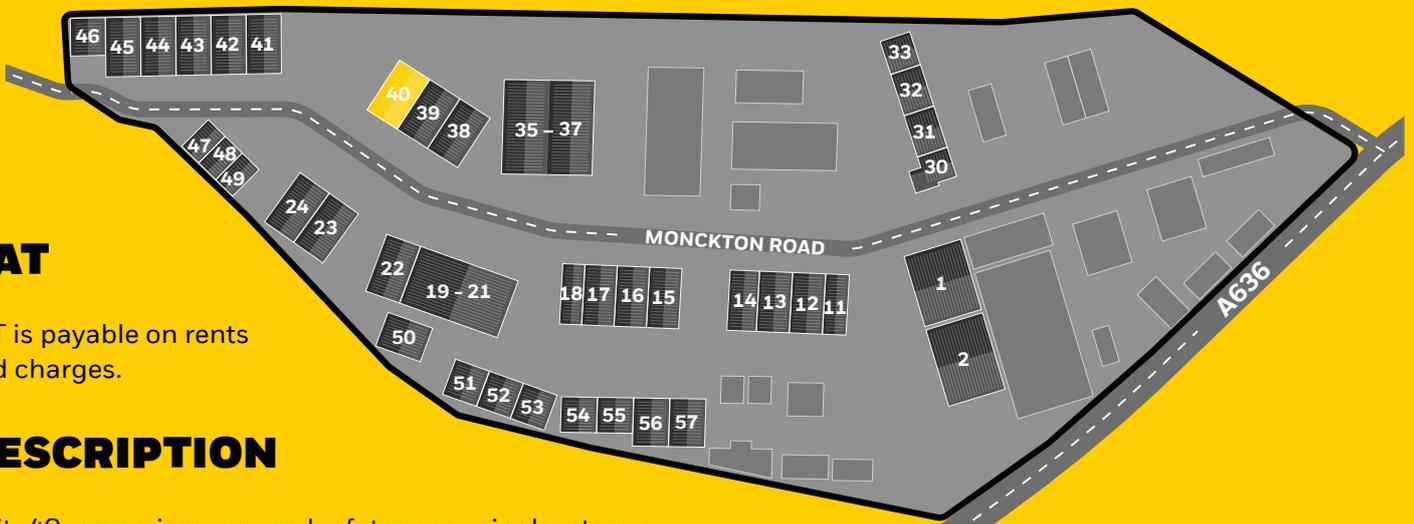
## DESCRIPTION

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 4.1m. There is the ability to offer a large serviced yard area to the side if required (subject to planning).

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



\*Subject to planning



## ACCOMMODATION

Unit 40	sq ft	sq m
Warehouse	5,982	555.74
<b>Total</b>	<b>5,982</b>	<b>555.74</b>

## FURTHER INFORMATION

Further information is available from the joint agents.



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