

Units 54
Monckton Road, Wakefield

BR INDUSTRIAL
TRUST

Modern Industrial / Warehouse Unit

3,591 sq ft (333.6 sq m)

Available from April 2024
To Let

Unit 54, Monckton Road
Wakefield, WF2 7AL





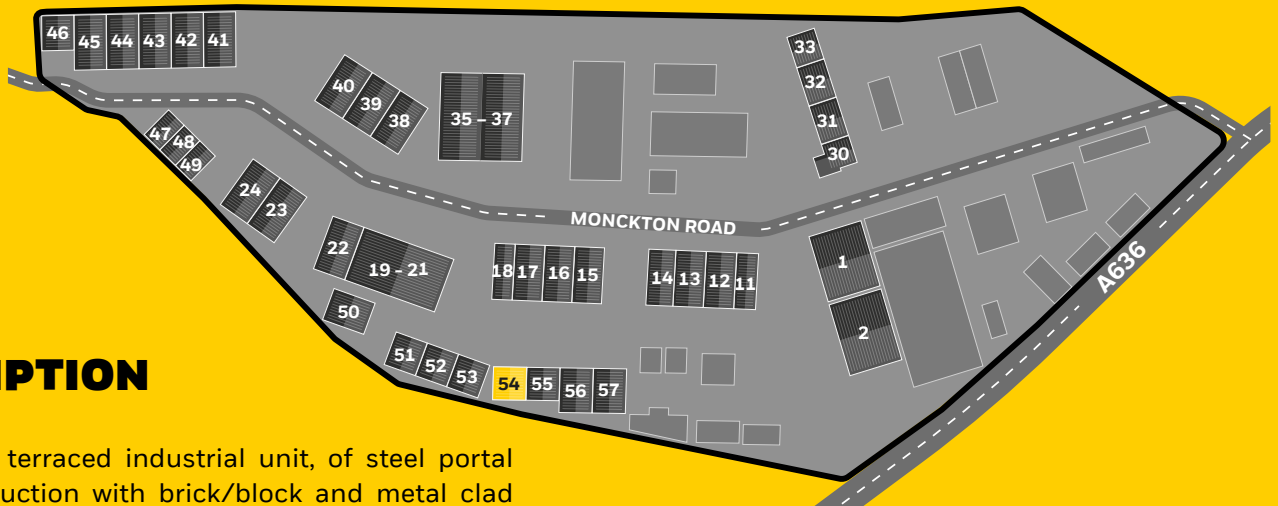
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www.what3words.com

LOCATION

Monckton Road Industrial Estate is conveniently located approximately one mile 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 and is accessed via 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 54 is a terraced industrial unit, of steel portal frame construction with brick/block and metal clad elevations. The property benefit from front loading and eaves height of 5.1 m. The unit is to undergo extensive refurbishment, which includes a new metal profiled roof system with GRP roof lights, LED lighting throughout, electric panel heating and redecoration throughout. The unit can be let individually or combined with next door units.

VAT

VAT is payable on rents and charges.

ACCOMMODATION

UNIT 54	SQ FT	SQ M
Warehouse / Ancillary Areas	3,591	333.6
TOTAL	3,591	333.6



Ancillary
Office



EPC B



Being
Refurbished

FURTHER INFORMATION

Further information is available from the joint agents.



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