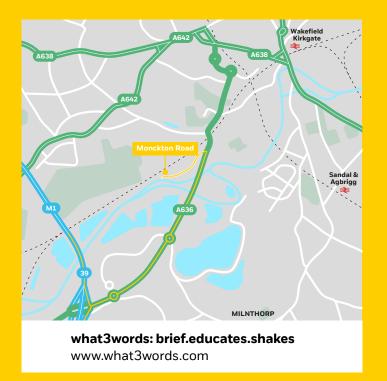
Units 54, 55, 56 and 57 Monckton Road, Wakefield BR INDUSTRIAL

Modern Industrial / Warehouse Units 3,500 – 11,908 sq ft Available from April 2024 To Let - Refurbished

Unit 54, 55, 56 and 57, Monckton Road Wakefield, WF2 7AL



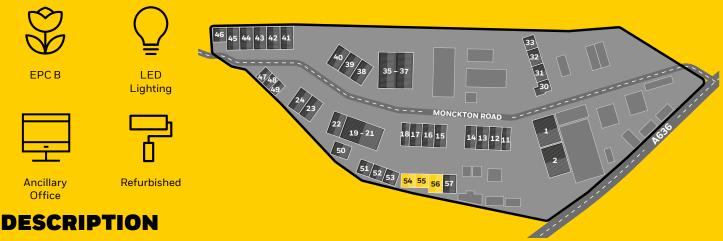


LOCATION

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



Units 54 - 57 are a terrace of industrial units, of steel portal frame construction with brick/block and metal clad elevations. The properties benefit from front loading and eaves height of 5.1 m. The units have been comprehensively refurbished. New build up insulated roof system, with LED lighting throughout. Benefitting from new insulated loading doors. The units can be let individually or combined.

ACCOMMODATION

Unit	sq ft	sq m
Unit 54	3,591	333.6
Unit 55	3,548	325.1
Unit 56	4,717	442.6
Unit 57	Let 4,762	442.6
Total	16,670	1,548.5

VAT

VAT is payable on rents and charges.

FURTHER INFORMATION

Further information is available from the joint agents.



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