

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

BR INDUSTRIAL
TRUST

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

Refurbished

Let

An aerial photograph of a large industrial complex with a white roof and dark blue base. A red outline highlights a section of the building, and a red box with the word 'Let' points to it. The surrounding area includes trees, other buildings, and a parking lot.



what3words: brief.educates.shakes
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



EPC B



LED
Lighting



Ancillary
Office



Refurbished



DESCRIPTION

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.

VAT

VAT is payable on rents and charges.

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

FURTHER INFORMATION

Further information is available from the joint agents.



Daniel Walker
07920 151 117
daniel@gvproperty.co.uk
Will Woodhall
07551 553 471
will@gvproperty.co.uk



Harry Fullerton
07555 444 385
harry.fullerton@jll.com
Jonny Cooper
07548 778 360
jonny.cooper@jll.com