

Unit 55
Monckton Road, Wakefield

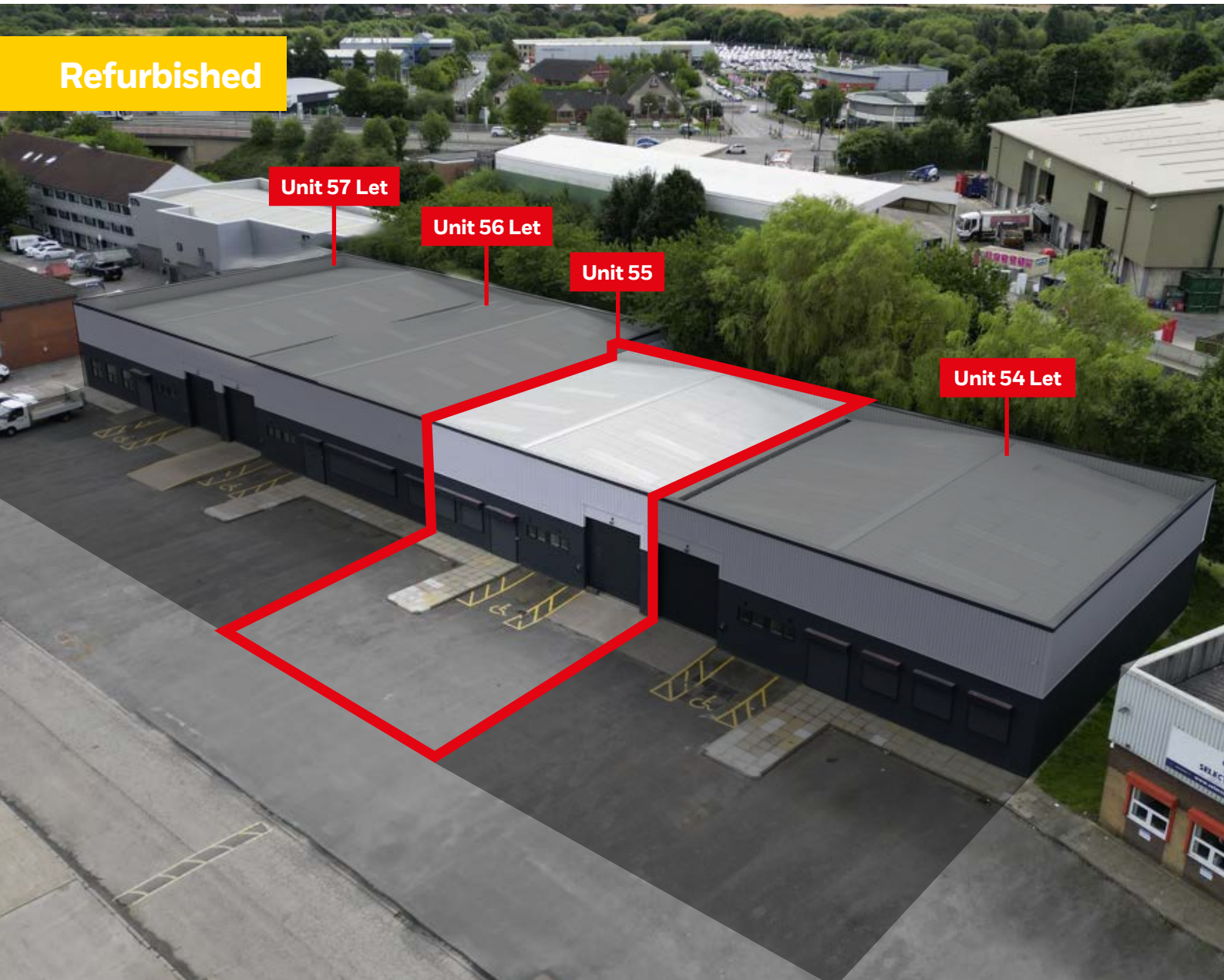
BR INDUSTRIAL
TRUST

Modern Industrial / Warehouse Unit

3,549 sq ft
Available immediately

Unit 55, Monckton Road
Wakefield, WF2 7AL

Refurbished





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

Unit 55 is of steel portal frame construction with brick/block and metal clad elevations. The property benefits from front loading and eaves height of 5.1m. The unit has been comprehensively refurbished. New build up insulated roof system, with LED lighting throughout. Benefitting from new insulated loading doors.

VAT

VAT is payable on rents and charges.

ACCOMMODATION

Unit		sq ft	sq m
Unit 54	Let	3,591	333.6
Unit 55		3,549	325.1
Unit 56	Let	4,717	438.2
Unit 57	Let	4,762	442.6
Total		16,619	1,539.5

FURTHER INFORMATION

Further information is available from the joint agents.



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