

**Units 15**  
**Monckton Road, Wakefield**

**BR** INDUSTRIAL  
TRUST

# **Modern Industrial / Warehouse Unit**

5,019 sq ft (446.2 sq m)  
Short Term Lets Available  
To Let

Unit 15, Monckton Road  
Wakefield, WF2 7AL





what3words: loafing.chin.hides  
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 15 is a terraced industrial unit, of steel portal frame construction with brick/block and metal clad elevations. The warehouse space has a concrete floor with stripped fluorescent tube lighting and is accessed by a full height roller shutter door. The property benefits from rear loading.

## VAT

VAT is payable on rents and charges.

## ACCOMMODATION

UNIT 15	SQ FT	SQ M
Warehouse / Ancillary Areas	5,019	446.2
<b>TOTAL</b>	<b>5,019</b>	<b>446.2</b>



Ancillary Office



Full Height Roller Shutter Door



Rear Loading

## FURTHER INFORMATION

Further information is available from the joint agents.



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