

To Let

Unit 40 - Warehouse/Trade Counter

- High quality industrial/warehouse unit
- Popular trade counter location
- 4.2m Eaves height

Unit 40

Monckton Road Industrial Estate, Wakefield, WF2 7AL

5,982 sq ft

555.75 sq m

Reference: #302386

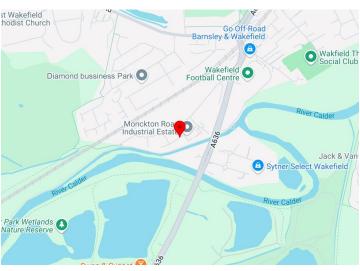


Unit 40

Monckton Road Industrial Estate, Wakefield, WF2 7AL







Summary

Available Size	5,982 sq ft / 555.75 sq m
EPC	D (86)

Description

Unit 40 comprises an end of terrace, single storey industrial unit. The building is of steel portal frame construction, with brick and clad elevations set beneath a dual-pitched roof incorporating translucent light panels. Internally, the unit benefits from office accommodation, kitchen and WC's. The warehouse has an eaves height of 4.2m. There is the ability to offer a large serviced yard area to the side if required.

The property has all mains services connected including gas, three phase electricity, water and foul drainage.

Location

Monckton Road Industrial Estate is conveniently located approximately one mile to the north west of Junction 39 of the M1 Motorway.

Monckton Road Industrial Estate is around one mile to the south west of Wakefield City Centre, being accessed from Monckton Road. It is situated on the northern side of the A636 Denby Dale Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	5,982	555.75	Available
Total	5.982	555.75	

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by AgentsInsight / Generated on 18/1t/2025











