



holroyd miller

Commercial



TO LET

MODERN OFFICE BUILDING WITH PARKING

UNIT 6 THORNES OFFICE PARK, MONCKTON ROAD, WAKEFIELD, WF2 7AN

QUALITY TWO STOREY OFFICE BUILDING WITH PARKING LOCATED WITHIN A MILE OF WAKEFIELD CITY CENTRE AND JUNCTION 39 OF THE M1. QUALITY OFFICE BUILDING AMOUNTING TO 146.1M² / 1,573FT².

RENT £19,500 PER ANNUM PLUS VAT

01924 299494

DESCRIPTION

A semi-detached two-storey brick-built office unit under a pitched and hipped slate roof set within an office park with six other units

The accommodation is spread over two floors, benefiting from double-glazed, gas central heating, and carpeted floor. The ground floor provides an open plan office and reception room all with air-conditioning units, alongside separate kitchenette room. The first floor comprises a similar open-plan layout and meeting room. There are W.C.'s on both floors with additional disabled access toilet on the ground floor. The property includes 6 allocated parking spaces. Please get in touch for more details.



LOCATION

The offices adjoin the A636, Denby Dale road, within a mile of junction 39 of the M1. Wakefield is located within the West Yorkshire Conurbation offering excellent transport links to the surrounding Towns and Cities and the UK as a whole by way of the M1, M62 and the main North Eastern Rail Link to London which is just two hours away.

ACCOMMODATION

FLOOR	DESCRIPTION	SIZE
GROUND FLOOR	Open plan office, two toilets with disabled access, and kitchenette.	TOTAL NET AREA 70.1m² / 755ft²
FIRST FLOOR	Open plan office, separate meeting room/ office, toilet, and boiler room.	TOTAL NET AREA 76m² / 818ft²
NET AREA		146.1m² / 1,573ft²

BUSINESS RATES

The property has a rateables value of £16,250. The standard rating multiplier for the year 2024/2025 is 0.546. The small business multiplier is 0.499. Some occupiers may also benefit from small business rate relief and transitional relief. More information in respect of rates can be obtained from the Local Authority and the Valuation Office Agency website, www.voa.gov.uk

VAT

We understand the property is presently elected for VAT.

PLANNING

The existing planning use is likely to fall within Class E of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves by way of enquiry to the Local Authority, Wakefield Metropolitan District Council that their proposed use is acceptable.

TERMS

The property is available on a new lease for a term of three years or a multiple thereof at an initial rental of £19,500 per annum exclusive on a tenant full repairing and insuring basis subject to a service charge Inc VAT, for maintaining the common areas.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs for the preparation of any lease or tenancy agreement.

PARKING

The suite comes with 5 parking spaces.

ENERGY EFFICIENCY RATING

The property has an Energy Efficiency Rating of B43 and a full report is available on request.

VIEWING

By prior telephone appointment through the agent.

Contact: Alfie Sullivan Tel 01924 299494 (Option3)

Email: Alfie@holroydmiller.co.uk



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