

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

BR INDUSTRIAL
TRUST

Modern Industrial / Warehouse Units

3,549 – 16,670 sq ft
Under Refurbishment
To Let

Unit 54, 55, 56 and 57, Monckton Road
Wakefield, WF2 7AL





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



Ancillary Office



Being 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. The units are to undergo extensive refurbishment, which includes a new metal profiled roof system with GRP roof lights, LED lighting throughout, electric panel heating and redecoration throughout. 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	3,549	329.7
Unit 56	4,765	442.6
Unit 57	4,765	442.6
Total	16,670	1,548.5

FURTHER INFORMATION

Further information is available from the joint agents.



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