



## Office Unit To Let

1<sup>st</sup> Floor, 201 Horbury Road, Wakefield, WF2 8RB

### Location

The subject property is located in a prominent position along Horbury Road (A642) in between Horbury and Wakefield. Nearby tenants include BP, Spar, Farmfoods.

Wakefield is situated in West Yorkshire, with a population of approximately 100,000. Transport options are very good, with National Rail services from Wakefield Kirkgate operated via Northern and Grand Central. The area is also well connected via the road network, with the M1 J40, just a 5 minute drive to the North West.

### Accommodation

The property comprises a first floor office which has recently been fully refurbished to provide a single open plan office with kitchen and WC facilities.

### Size

First Floor	397 sq.ft	36.9 sq.m
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### Tenure

Available on a new lease with terms to be agreed.



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### Rent

£5,750 per annum exclusive

### Business Rates

Rateable Value: £2,850

Rates Payable: £1,399 per annum

Eligible for small business rates relief.

### Use

B1 use.

Alternative use may be possible subject to planning permission.

### VAT

All figures plus VAT.

### EPC

EPC rating of B (50)

More information available upon request.

### Contact

Through Joint Agents:  
DPC Property

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