

## Armitage Street, Castleford



**£500 Per Calendar Month**



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68

A modern first-floor commercial property situated on Armitage Street in Castleford, currently arranged as offices and benefiting from air conditioning throughout. The accommodation offers a flexible layout and would be suitable for a range of alternative uses, subject to the appropriate consents, making it an appealing rental opportunity for occupiers seeking adaptable space in a convenient location.



- FIRST floor commercial
- Meeting Rooms
- Reception Space
- Offices
- Shower Room
- Cloakroom
- Flexible layout
- Convenient Location
- EPC rating D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Reception Room

12'0"(max) x 26'3"(max) (3.66(max) x 8.01(max))

A smart and welcoming reception area with doors leading to the offices and boardroom, enhanced by air conditioning to provide a comfortable and professional environment.

### Meeting Room

7'10" x 13'6" (2.39 x 4.14)

A well-appointed meeting room featuring a boardroom table, chairs and artwork and air conditioning providing a professional and comfortable space for meetings and presentations.

### Office 1

7'11" x 8'11" (2.43 x 2.72)

A bright, office with built-in storage and a fitted desk, featuring windows overlooking the reception area and air conditioning, providing a comfortable and professional workspace.

### Office 2

9'5"(max) x 11'7"(max) (2.89(max) x 3.54(max))

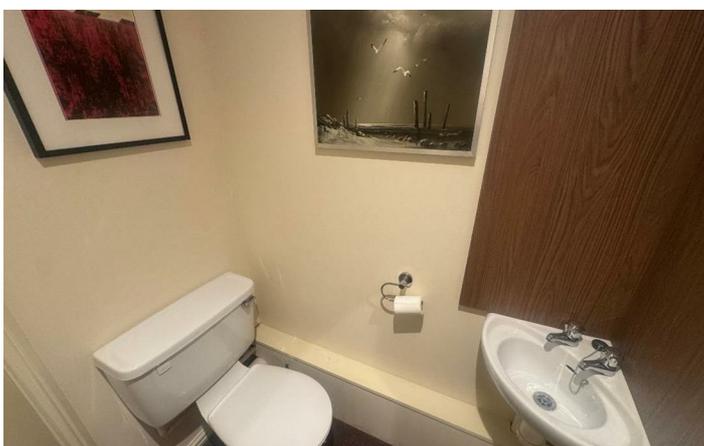
A spacious office featuring a kitchenette, access to the shower room, and air conditioning, offering a versatile and comfortable workspace.

### Shower Room

With electric shower.

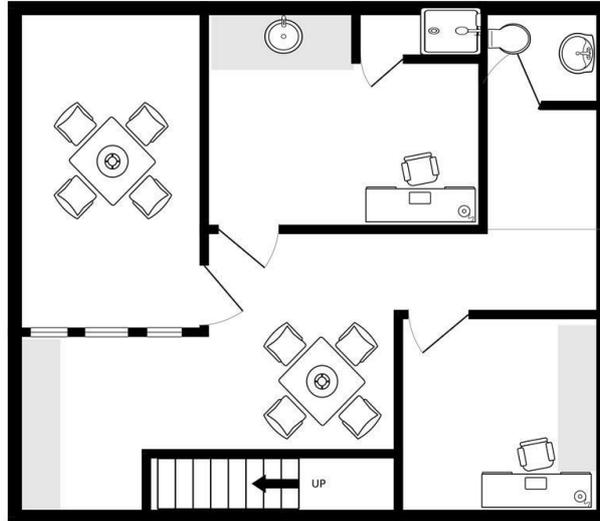
### Cloakroom

With low flush wc and a wash hand basin.

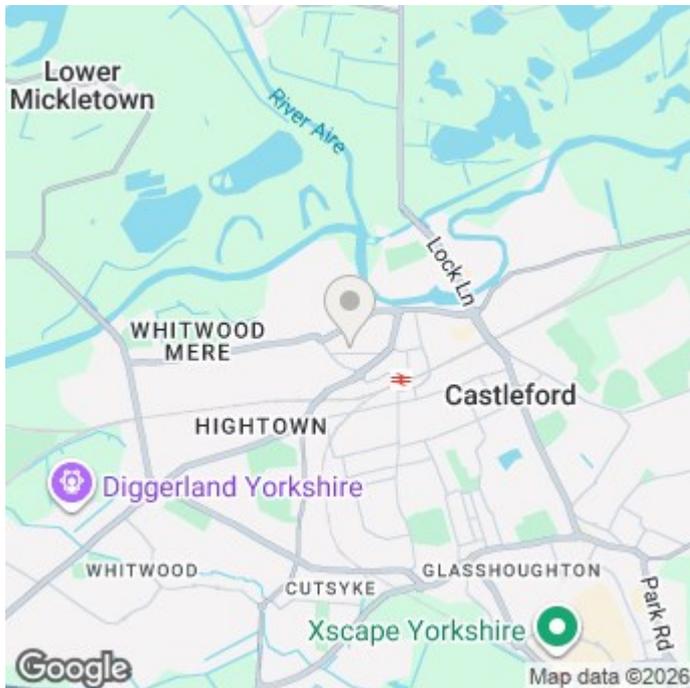


FLOOR PLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Intoplan CAD®



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

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