

Back Grantley Street, Wakefield



£1,600 Per Calendar Month



The property comprises a secure yard with two office units, situated in a convenient and accessible location off Back Grantley Street, Wakefield. The site offers flexible accommodation suitable for a wide range of business uses, benefiting from good access for vehicles and practical outdoor space. This versatile yard and office setup would suit a number of businesses seeking functional premises in an established commercial area.



- Large Enclosed Yard
- Good Sized Reception Area
- Two Units
- Office Space
- Kitchen
- Shower Room

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Unit 1 - Office 1

7'9" x 13'4" (2.38 x 4.07)

This is a good sized entrance hall with horizontal slatted wall panels. Offering enough space for a small seating area. Door leading to the yard.

Office 2

8'0" x 13'4" (2.44 x 4.08)

Office Space with a window to the side.

Shower Room

3'6" x 7'9" (1.07 x 2.38)

With a electric shower, low flush wc and hand wash basin.

Unit 2 - Entrance Hall

3'1" x 8'1" (0.96 x 2.47)

Main Room

14'10" x 20'2" (max) (4.54 x 6.17 (max))

With a window to the side.

Kitchen

3'2" x 5'7" (0.99 x 1.72)

Fitted with a stainless steel sink, with wall cupboards above.

External

Externally is a very large yard with gated access. Between the two office buildings is a carport/covered area.



FLOOR Plan

GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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 is given as to their operability or efficiency capabilities.
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Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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