

Back Grantley Street, Wakefield**£1,200 Per Calendar Month**

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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.comOpening 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



TOTAL FLOOR AREA: 933 sq ft. (86.5 sq.m.) approx.
 Before every attempt has been made to ensure the accuracy of the figures contained here. Measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or loss of data. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee can be made regarding their condition or efficiency. See the plan on page 13/20.



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.

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