

**Castleford Road, Normanton**

**£650 Per Calendar Month**


null



null



null



null

Situated on the busy and well-established Castleford Road in Normanton, this first-floor commercial unit offers versatile accommodation suitable for a variety of business uses. The property comprises two spacious rooms, a fitted kitchen, and a separate WC, providing practical and flexible workspace. Benefiting from a prominent position on a high-traffic road, the unit enjoys excellent visibility and accessibility. While ideally suited for office use, the layout lends itself to a range of alternative business opportunities, subject to the necessary consents.



- First-Floor LUXURY Commercial Unit
- Versatile Accommodation
- Suitable for a Variety of Business Uses
- Two Spacious Rooms
- Kitchen
- WC
- PRIME location
- EPC Rating E

 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

### Front Entrance

Front entrance hall and stairs leading up to rooms.

### Room One

46'3" x 44'3" (14.1 x 13.5)

A versatile room offering space and an opportunity for a variety of uses. With feature wall and fireplace. Suitable for use as a waiting room for a hairdressers, beauty salon or new business idea waiting to be executed.

### Room Two

79'5" x 51'6" (24.21 x 15.71)

Leading through bi-fold doors in to the second larger room. With water facilities, should sinks need to be reinstated. The inviting room is the perfect size for your new or existing business venture.

### Fitted Kitchen

22'11" x 16'8" (7 x 5.1)

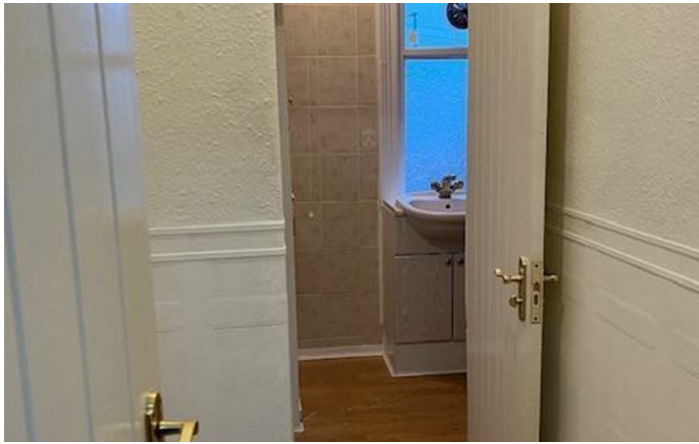
The fitted kitchen provides a sink area and storage. Suitable for providing wash room access for those businesses that require hand washing facilities. Or simply somewhere for your staff to enjoy their free time.

### WC

25'11" x 14'5" (7.9 x 4.4)

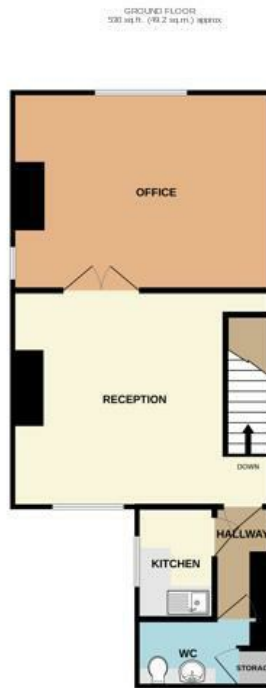
Toilet facilities with low flush wc and hand wash basin.



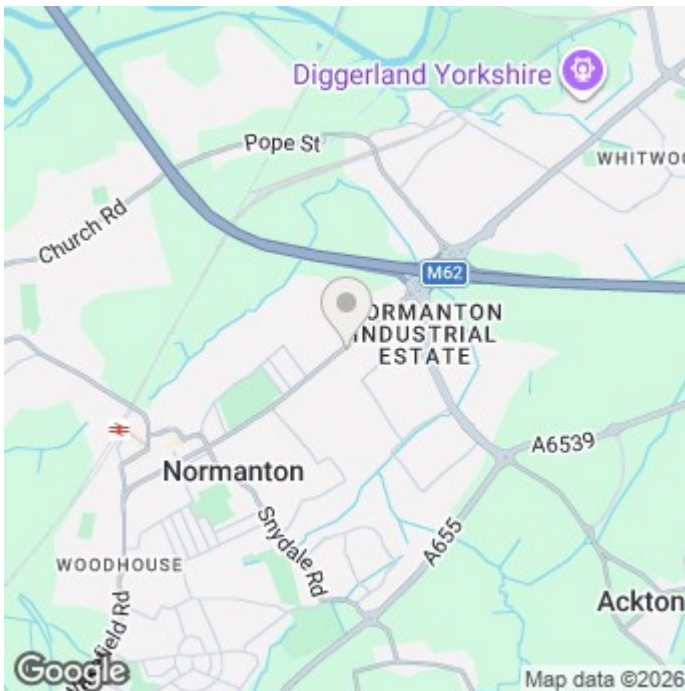




Floor Plan



TOTAL FLOOR AREA: 530 sq ft. (49.2 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan, Crown Estate Agents is not responsible for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The contents of this plan are subject to change without notice. Plans are not to scale.



**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>		
(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

Please call our Crown Estate Agents Office on 01977 600633 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.