



To Let – Winston House

Monckton Road, Wakefield, WF2 7AX

Property Features:

- High quality, comfort cooled, self-contained office building 11,752 sq ft
- Extensive parking - 27 marked spaces + additional gravelled parking area
- Easily accessible to and from J39 M1 and central Wakefield
- Available by way of a new lease at a rent of only £12.50 per sq ft

Location

Winston House is located in a prominent position on Monckton Road, fronting the A636 Denby Dale Road, 1.5 miles south of Wakefield city centre. Denby Dale Road is one of the main links from the city centre to the M1 motorway with J39 being approx. 1.5 miles to the southwest, providing superb accessibility to the entire region.

Description

Winston House is a modern detached two-storey office building, arranged over two open-plan wings on each floor served by a central, glazed reception area with passenger lift. The building provides a high quality, efficient working environment with a specification that includes the followings: -

- Predominantly open plan office space
- Comfort cooling with G/H central heating
- Raised access IT compatible flooring
- Suspended ceiling with recessed lighting
- Male, female and accessible WC's
- CCTV system to interior/exterior
- Fitted kitchens on each floor
- 1 No. 8 per passenger lift

Accommodation

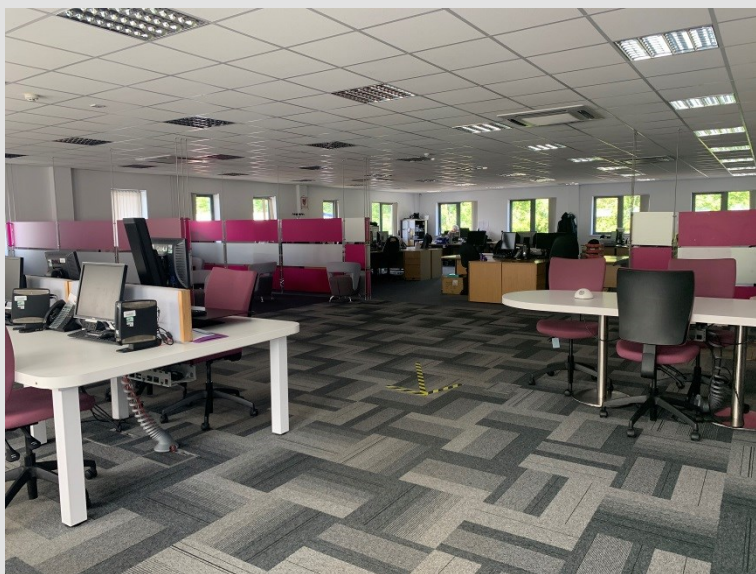
Ground Floor	5,750 sq ft	534.2 sq m
First Floor	6,002 sq ft	557.6 sq m
Total	11,752 sq ft	1,091.8 sq m

Car Parking

There are 27 marked on site car parking spaces with extensive additional parking available on a large gravel surfaced area.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.



Viewings & further information:

For further information or to arrange a viewing please contact sole agents WSB:

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Rateable Value

According to the Valuation Office Agency's website under the 2017 list Winston House has 2 rating assessments:-
Suite 1 Ground Floor - Rateable Value of £21,250
Suite 2-4, Grd & 1st Floor - Rateable Value of £61,500

Terms & Quoting Rent

Winston House is available to let as a whole by way of a new Full Repairing & Insuring lease for a term of years to be agreed at a rent of **£12.50 sq ft**.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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