



Unit 2, Midgley Business Park

Bar Lane, Midgley, Wakefield WF4 4JJ

PROPERTY FEATURES

- Newly converted, self-contained office building
- Approx 1200 sq ft (111 m2)
- Rural location with views over golf course
- Suitable for a variety of business uses
- 4 spacious offices over 2 floors
- Each office has WC and kitchen facilities
- Dedicated parking bay for 3 to 4 vehicles
- Ample additional parking on site
- Energy efficient gas central heating system
- Available now on flexible lease terms



01924 200101

Monthly Rental Of £1,200

PROPERTY DETAILS

Now available to let is this newly converted, self-contained office building providing versatile office space for a variety of business uses. The 1200 sq ft, gas centrally heated building includes 4 spacious individual offices each with newly installed kitchen and toilet facilities and each having additional storage space and built in shelving. There is ample parking for staff and visitors and pleasant views overlooking the adjacent golf course.



LOCATION

The premises are located at Midgely Business Park within the grounds of Midgely golf course. The property is easily accessible, being minutes away from Junctions 38 and 39 of the M1 motorway and on the main road linking Wakefield, Barnsley and Huddersfield. This central location makes it ideal for any business to serve the whole of the Yorkshire region.



ACCOMMODATION

Accommodation comprises 4 individual spacious rooms for office / workspace use each with kitchen and toilet facilities. Please refer to the floor plan for details of approximate layout and room sizes.



LEASE TERMS

Flexible lease terms by negotiation on a full repair and insure basis.

INTERNET

Wifi internet is already available at the premises if required for a small additional fee. Alternatively, any occupant can arrange for their own dedicated phone line and internet to be installed.



ENERGY RATING

The building has just been assessed and details will be provided shortly.

RATEABLE VALUE

The rateable value is currently being assessed by the Valuation Office. However we anticipate that the business rates will be at a level that will allow any eligible occupant to benefit from small business rate relief.

Ground Floor

Approx. 56.8 sq. metres (611.5 sq. feet)



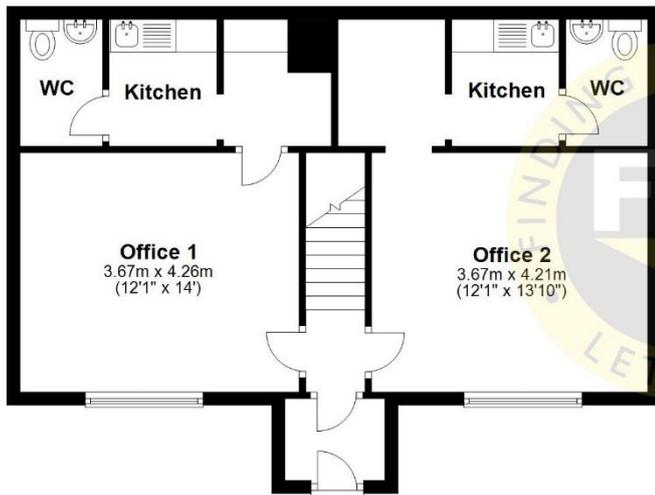
First Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



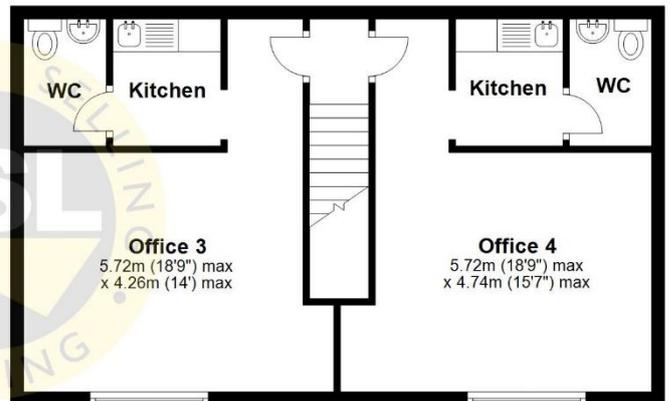
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First Floor

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VAT

There will no VAT charged on the rent.

VIEWINGS

For further details and to arrange a viewing, please contact our friendly lettings team on 01924 200101.

IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



For further information and to arrange a viewing contact FSL Estate Agents

Telephone **01924 200101**

PRS Property Redress Scheme



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