

**Hallcroft House, Castleford Road,
Normanton, WF6 2DW**

- # **Modern Offices in convenient main road location**
- # **Approximately 200m sq. (2155ft sq.)**
- # **Gas central heating and double glazed**
- # **Flexible working space with potential for alternative use (subject to consent)**
- # **suitable for hot food use (subject to consent)**
- # **Separate Kitchen together with ladies & gents w.c's.**
- # **Parking to front and rear of the building**
- # **Energy Rating C64**

Rent**£23,000pa
(May Sell)**

Description

We are pleased to offer for rent this Detached Office Building that offers a gross internal floor area of approximately 200m sq. (2155ft sq.) which is split into a main open plan office plus reception and five separate offices together with kitchen, male and female w.c's and first floor storage area. Well presented the accommodation has gas central heating together with double glazing and outside there is parking to both the front and rear.

The Accommodation comprises.

GROUND FLOOR

FRONT ENTRANCE RECEPTION: - 10ft 2in x 7ft 9in (3.1m x 2.38m) with a central heating radiator and meter cupboard.

MAIN OFFICE: - 28ft 3in x 26ft 3in (8.61m x 8m) overall and has three central heating radiators.

OFFICE No. 2: - 14ft 6in x 11ft 4in (4.42m x 3.36m) with a central heating radiator.

INNER HALL

KITCHEN: - 9ft 4in x 5ft 5in (2.85m x 1.6m) with a tiled floor and walls and a range of base cupboard units, worktops, stainless steel sink unit, central heating radiator and wall mounted 'Vaillant' gas boiler.

LADIES W.C./SHOWER ROOM: - 9ft 4in x 4ft 9in (2.86m x 1.47m) with tiled floor and walls, a corner shower cubicle plus w.c. and wash basin, central heating radiator and extractor fan.

MENS W.C: 9ft 5in x 3ft 9in (2.87m x 1.14m) with tiled walls and floor, low flush w.c., sink unit, wall mounted hand dryer and a central heating radiator.

OFFICE No. 3: - 16ft 3in x 13ft 9in (4.96m x 4.21m) with central heating radiator and fire exit.

OFFICE No. 4: - 20ft 8in x 7ft 1in (6.32m x 2.16m) with central heating radiator.

OFFICE No 5: - 17ft 1in x 6ft 7in (5.22m x 2m) with central heating radiator.

OFFICE No. 6: - 17ft 1in x 12ft 10in (5.22m x 4.22m) with fire exit, central heating radiator and staircase that leads up to: -

FIRST FLOOR

STORE: - 17ft 1in x 14ft (5.21m x 4.27m) with a central heating radiator.

OUTSIDE: - The property has parking to the front and an enclosed area and driveway to the rear that also provides additional parking.

SERVICES

All Mains Services are assumed to be connected and gas central heating is installed.

LEASE TERMS

The premises are being offered for rent under a full repairing and insuring lease of which terms are subject to negotiation.

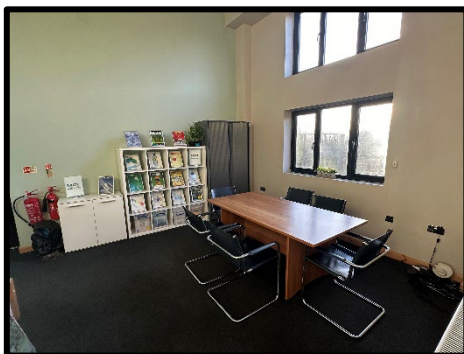
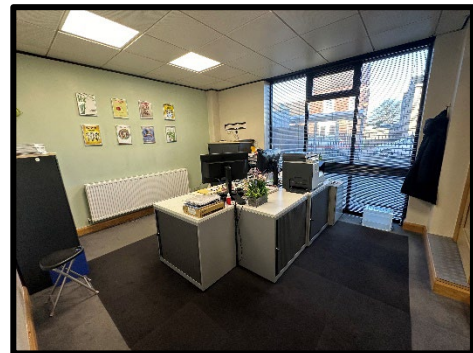
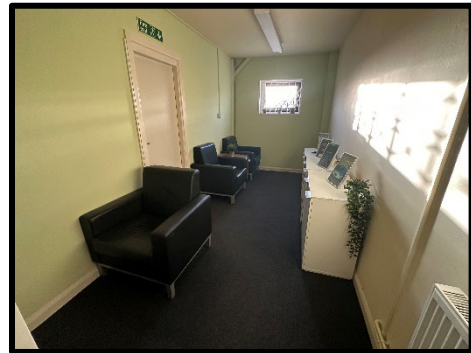
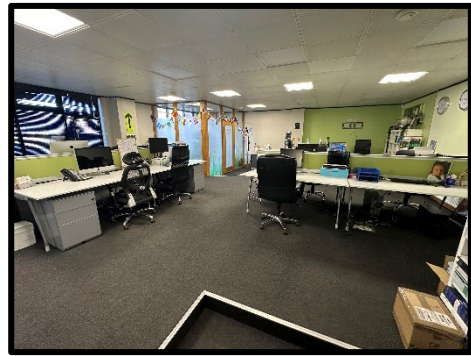
RATES

Rateable value under the 2023 Rating List is £12,500.

VIEWING

Strictly by prior appointment with the Agents Abson Blaza Property Services 01977 780599.

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NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.