



**HQ The Courtyard
225 Denby Dale Road
Wakefield
WF2 7AJ**

- Various modern office suites available in a high quality refurbished building.
- Suite sizes from **8.54 sq m (92 sq ft)** to **109.2 sq m (1176 sq ft)**.
- Co-working spaces also available.
- Rent from **£250 (+VAT) per calendar month**
- Convenient access to Wakefield Centre and M1 motorway

SITUATION

The complex enjoys a main road location fronting onto Denby Dale Road (forming part of the A636 arterial route), providing a direct link to Junction 39 of the M1 to the southwest and Wakefield Town Centre to the north.

Ease of access to the surrounding region is also available via the main road network given the proximity of the A642, A638 and A61.

The immediate locality is commercial / industrial in nature with the popular Monckton Road industrial Estate opposite.

DESCRIPTION

These recently renovated offices are available within this office building and provide good quality refurbished office accommodation.

Various sizes / suites are available from **8.54 sq m (92 sq ft) to 109.2 sq m (1176 sq ft)**.

The building benefits from the following amenities:-

- Modern carpets / decorations throughout.
- 24/7 access
- Kitchen facilities
- Contemporary break out areas.
- Meeting booth in the business lounge
- 2 sound booths for private calls or video conference

Please contact us for the latest availability and quoting rents. Co-working space also available

OUTSIDE

On site car parking is available.

RENT

Included within the rent:

- All utilities
- 24 hour access
- Maintenance / upkeep of the building
- Cleaning of the common areas
- Fast fibre WiFi
- CCTV monitoring
- Dedicated manned reception

LEASE / LICENSE AGREEMENTS

The suites are available on letting terms of 6 months upwards and are agreed by way of an in house Lease Agreement (at no cost to the ingoing tenant). Full terms on request.

VAT

We are advised by the landlords that VAT is chargeable on the rent at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C** a copy of the Certificate and Report is available upon request.

VIEWING

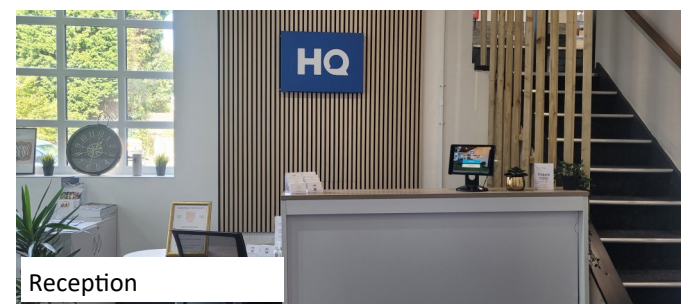
By contacting the agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Updated: October 24



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

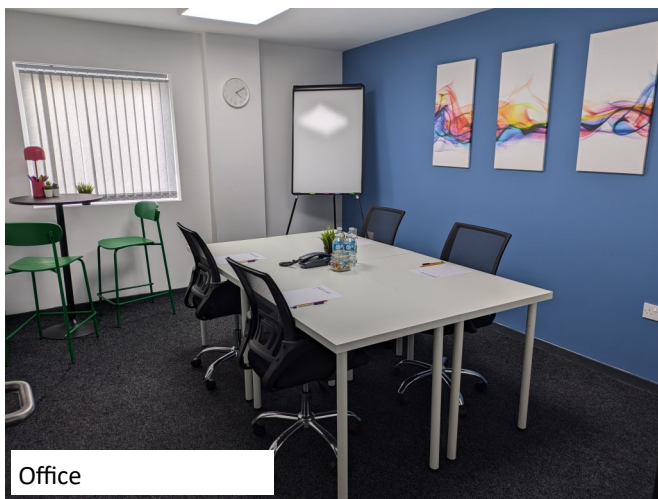
1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
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5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).



Co working desk



Sound booth



Office



Seating booth

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