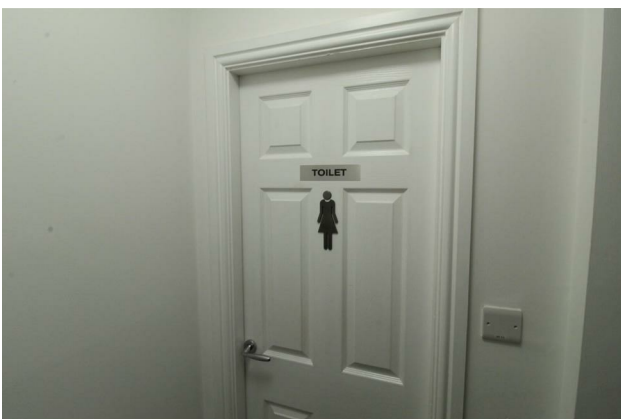
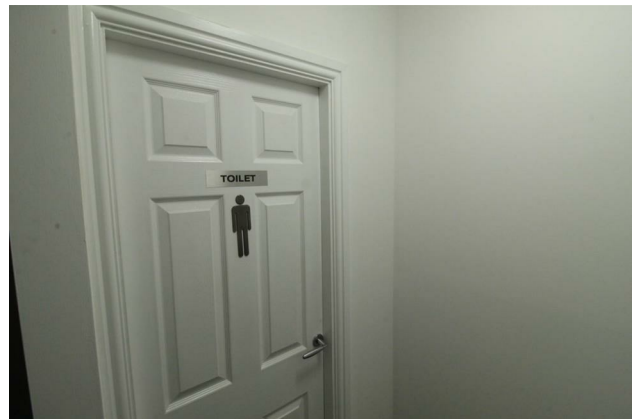


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Office 2, Kyte Yorkshire Business Centre Great North Road, Darrington, Pontefract, WF8 3HR**

**£480 Per Month**




# HUNTERS®

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## EPC

## Map

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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Summary

Hunters are pleased to offer to the market this SPACIOUS office space, set in a desirable location with excellent transport links. Rental price per calendar month includes all bills, super speed WiFi, key fob to enter the building, a shared kitchen and toilets with free parking.

Flexible Lease terms and details to be discussed.

One months rent in advance and deposit required, to be discussed further upon viewing.

EPC Rating E

Business rates information can be obtained from Wakefield Council.

To view this property please contact the office on 01977604600.

Hunters endeavour to ensure property particulars are fair and accurate however the applicant should always verify their accuracy before proceeding to rent the property. Please do not assume that any items are included with the letting or any maintenance will be completed unless confirmed in writing by the agent. Any measurements or floorplans given are approximate and issued as a guide only. Viewing representatives are not authorised to make representations on any aspect of the property or its contents. Our lettings team will be happy to clarify any details for you.

• EXCELLENT TRANSPORT LINKS • SECURE KEY ACCESS • SCANNER/PRINTER ACCESS • ACCESS TO PRIVATE MEETING SPACE & BOARD ROOM • HIGH SPEED INTERNET • DESIRABLE LOCATION