

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

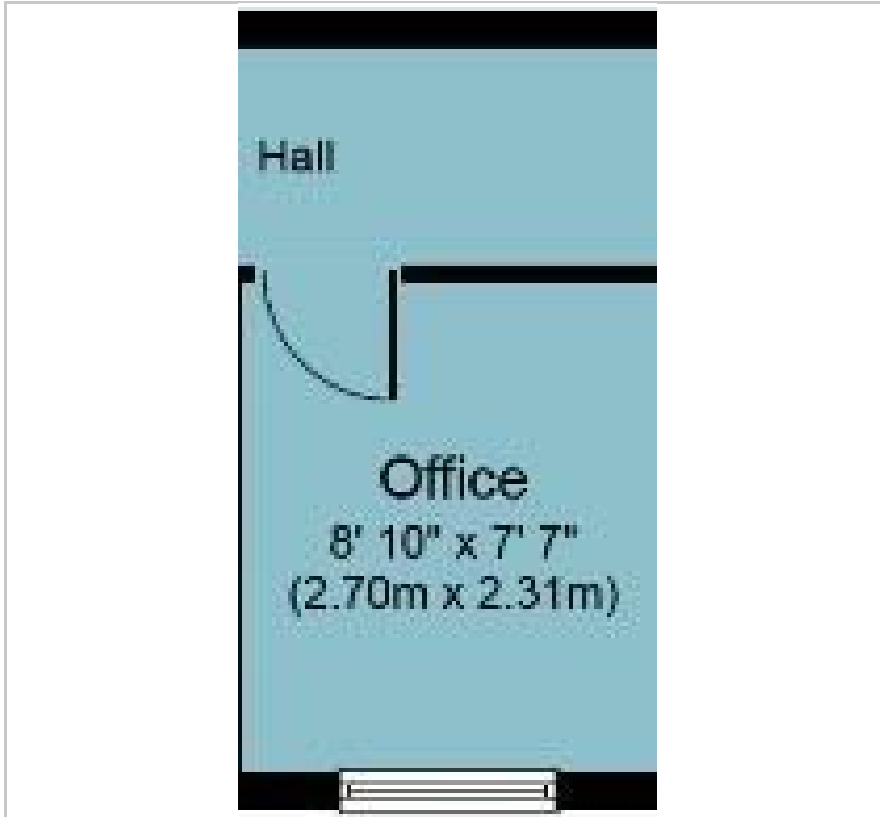


Liquorice Way  
, Pontefract, WF8 1DR  
£225



Council Tax:

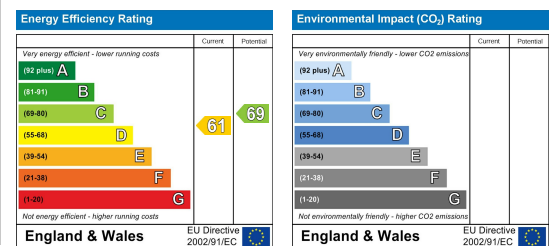
## Floor Plan



## Area Map



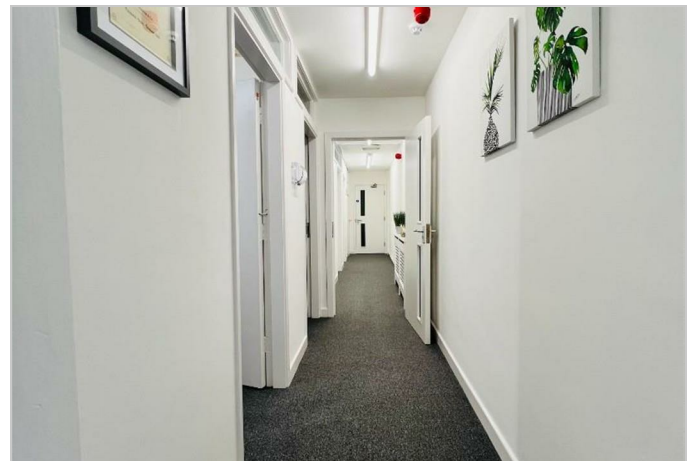
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Castleford Lettings Office on 01977604600 if you wish to arrange a viewing appointment for this property or require further information.

- Single Office (Suitable for 1 person)
- Electric Included
- No extra charges
- Easy Move In
- Deposit: £225
- Heating Included
- Superfast Broadband Included
- Available Now
- EPC RATING D



SINGLE MODERNISED OFFICE TO LET - BROADBAND / ELECTRIC / HEATING INCLUDED - EASY MOVE IN - MODERN BUILDING - TOWN CENTRE LOCATION - SUPERFAST FIBRE BROADBAND - AVAILABLE NOW - NEW DECOR/FLOORING - NEXT TO LARGE CAR PARK

We are pleased to offer to the market this MODERNISED OFFICE located within this modernised office building within Pontefract TOWN CENTRE located next to Pontefract's main car park and featuring MODERNISED OFFICE SPACE, CAT 6 DATA trunking throughout, SUPERFAST FIBRE BROADBAND, gas central heating and NEW DECOR and new commercial carpets. Only suitable for office use.

HEATING / ELECTRICITY / BROADBAND ALL INCLUDED WITH RENT.

### Location

The property is located in Pontefract town centre, just off the main A639 Jubilee Way which is one of the main arterial routes in and out of the town from J32 of the M62 motorway. The offices are located next to Pontefract's main Newgate South car park.

### Description

The property comprises of a single modernised ground floor office which offers a communal entrance with a door leading to the premises to let. The premises to let consists of a single office with window (can use for

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

6 Bank Street, Castleford, WF10 1HZ

Tel: 01977604600 Email: [castlefordlettings@hunters.com](mailto:castlefordlettings@hunters.com) <https://www.hunters.com>