



# CROWN

## ESTATE AGENTS

### Armitage Street, Castleford



**£500 Per Calendar Month**



0



0



0



68

A modern first-floor commercial property situated on Armitage Street in Castleford, currently arranged as offices and benefiting from air conditioning throughout. The accommodation offers a flexible layout and would be suitable for a range of alternative uses, subject to the appropriate consents, making it an appealing rental opportunity for occupiers seeking adaptable space in a convenient location.



Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

### Reception Room

12'0"(max) x 26'3"(max) (3.66(max) x 8.01(max))

A smart and welcoming reception area with doors leading to the offices and boardroom, enhanced by air conditioning to provide a comfortable and professional environment.

### Meeting Room

7'10" x 13'6" (2.39 x 4.14)

A well-appointed meeting room featuring a boardroom table, chairs and artwork and air conditioning providing a professional and comfortable space for meetings and presentations.

### Office 1

7'11" x 8'11" (2.43 x 2.72)

A bright, office with built-in storage and a fitted desk, featuring windows overlooking the reception area and air conditioning, providing a comfortable and professional workspace.

### Office 2

9'5"(max) x 11'7"(max) (2.89(max) x 3.54(max))

A spacious office featuring a kitchenette, access to the shower room, and air conditioning, offering a versatile and comfortable workspace.

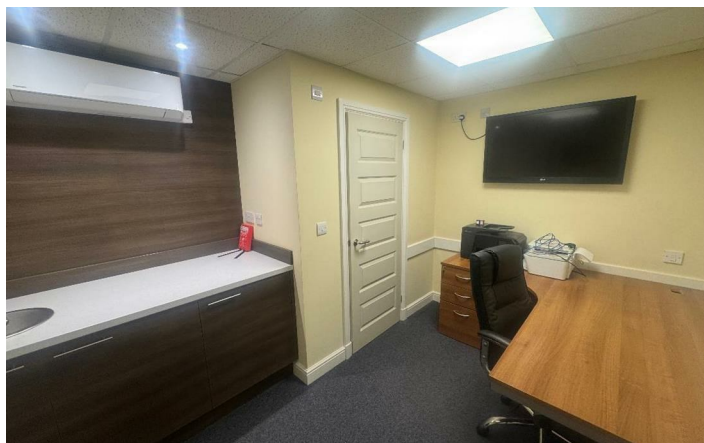
### Shower Room

With electric shower.

### Cloakroom

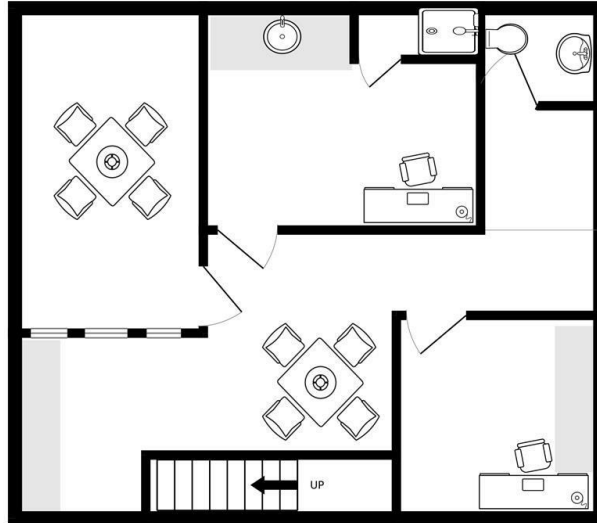
With low flush wc and a wash hand basin.





# Floor Plan


## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan studio



## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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