

HUNTERS®

HERE TO GET *you* THERE



Grove Lane

Hemsworth, Pontefract, WF9 4BB

£300 Per Month

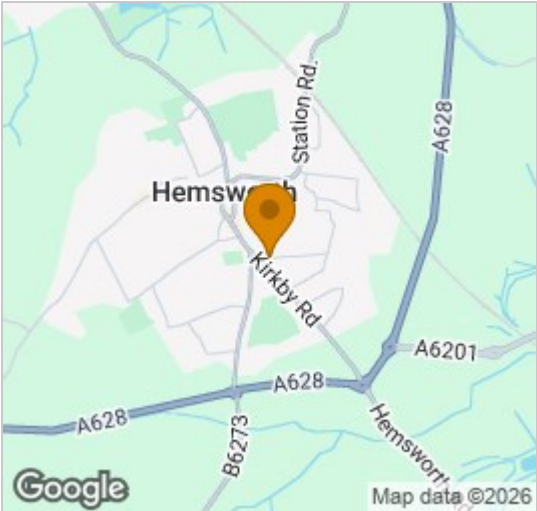


Council

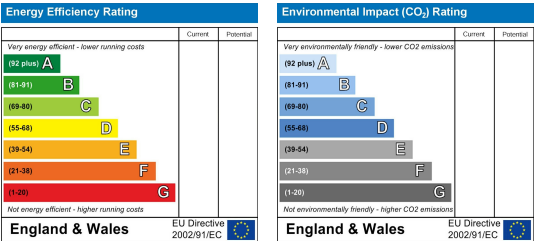
Floor Plan



Area Map



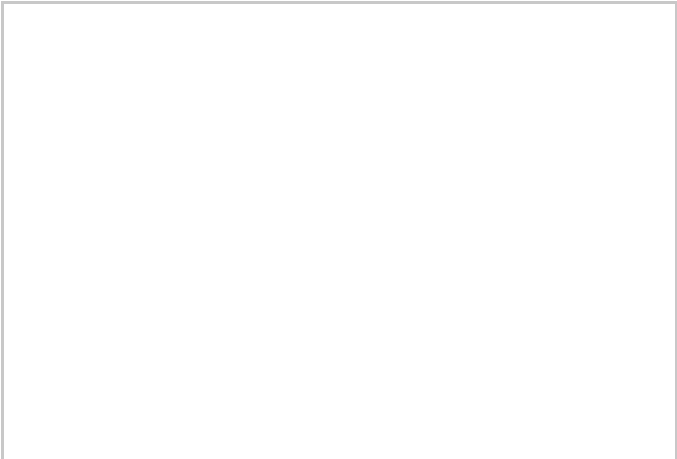
Energy Efficiency Graph



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.

- 5.3m x 3.2m Office Space
- All utilities included
- Shared Entrance
- Shared Toilets
- Shared Fully Equipped Kitchen
- Flexible lease terms available



Offered to let is this vacant office measuring 5.2m x 3.2m in this busy commercial area of Hemsworth.

The premises consists of a shared entrance and stairwell leading to the main private office space but benefiting from having use of the shared kitchen and toilets

There is potentially another office available for the right applicant

Terms
To be agreed direct with Landlord - flexible terms available

All utility bills included.

Business Rates
Please make enquires with Wakefield Council as these will be dependent on individual business circumstances.

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.