CROWN | ESTATE AGENTS

Castleford Road, Normanton



£495 Per Calendar Month

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Crown Estate Agents are pleased to offer this versatile first-floor commercial premises, prominently situated on Castleford Road in Normanton. The property provides approximately 530 sq ft (49.2 sq m) of accommodation, comprising two well-proportioned rooms, a fitted kitchen and separate WC.

Positioned on a prominent and busy road, the premises benefits from excellent visibility and accessibility. The flexible layout would be well suited to office use and could also be suitable for a range of other business uses, subject to any necessary planning consents.



- First-Floor Commercial Unit
- Versatile Accommodation
- Suitable for a Variety of Business Uses
- Two Spacious Rooms
- Kitchen
- WC
- Prime location
- EPC Rating E

Front Entrance

A private entrance providing access to the first-floor accommodation via a staircase.

Room One

46'3" x 44'3" (14.1 x 13.5)

A well-proportioned reception area featuring a decorative fireplace and feature wall, providing a versatile space suitable for a variety of business uses.

Room Two

79'5" x 51'6" (24.21 x 15.71)

A spacious additional room accessed via bi-fold doors, offering flexible accommodation for a range of business requirements. Water facilities are available should sinks need to be reinstated, subject to any necessary works.

Fitted Kitchen

22'11" xs 16'8" (7 xs 5.1)

A fitted kitchen area providing a sink and useful storage facilities. The space provides practical facilities for staff and businesses requiring access to washing facilities.

WC

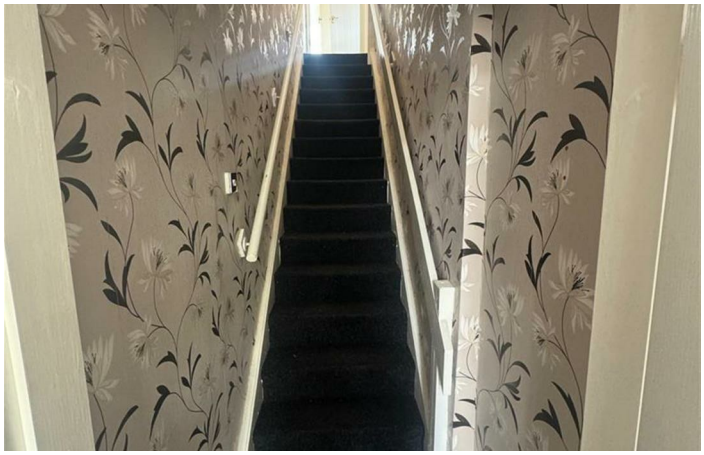
25'11" x 14'5" (7.9 x 4.4)

A separate WC fitted with a low-flush WC and wash hand basin.



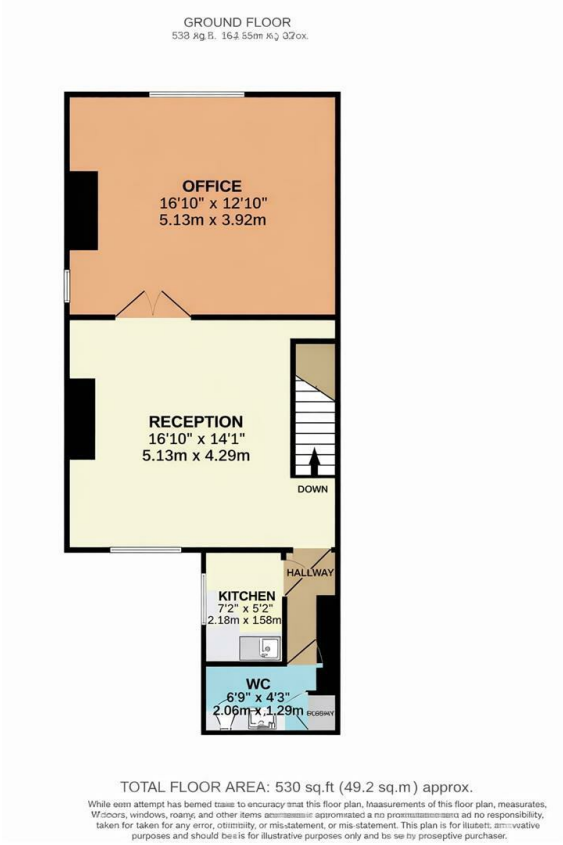




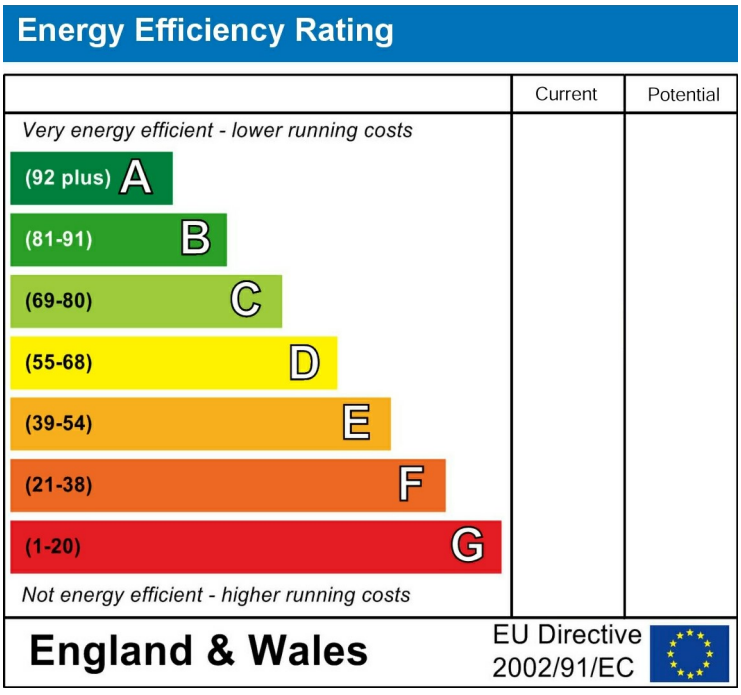



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Floor Plan







Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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