

HUNTERS®

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Cater Lane

Heckmondwike, WF16 0NJ

£4,000



Commercial Development Land To Let – Approx. 0.56 Acres (25,000 sq ft)

Rental: £4,000 Per Calendar Month

An excellent opportunity to lease a substantial commercial site extending to approximately **0.56 acres (approximately 25,000 sq ft)**, occupying a highly prominent roadside position on the busy **Walkley Lane, Heckmondwike**.

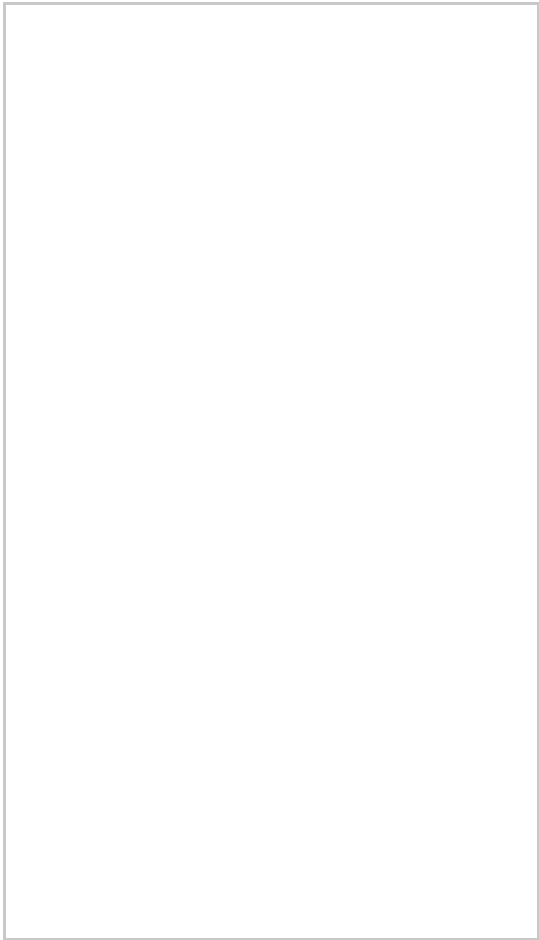
The site benefits from exceptional frontage onto one of Heckmondwike's main arterial routes, providing excellent visibility and exposure to a significant volume of passing traffic throughout the day. Located directly opposite the **Shell Petrol Station** and within close proximity to **Morrisons Supermarket** and **Heckmondwike Town Centre**, the property occupies a strategic trading location with excellent access to the **M62 and M1 motorway networks**.



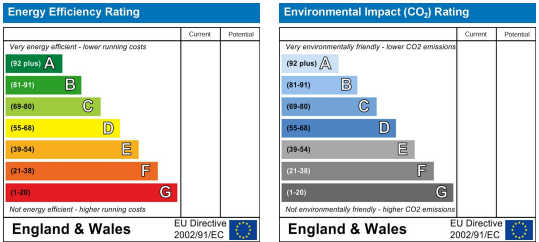
Area Map



Floor Plans



Energy Efficiency Graph



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.