

HUNTERS®

HERE TO GET *you* THERE



Monckton Road

, Wakefield, WF2 7AL

£800 (From) Per Month



Council

A map of the Thornes area in West Yorkshire. The map shows Thornes Park at the top, with a red pin marking a location. Below the park is Pugneys Country Park, which is a large green area with blue water features. Roads shown include Horbury Rd to the north and Denby Dale Rd to the east. The town of Thornes is labeled to the west of the park. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Target: 86		

EU Directive 2010/31/EU

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(01-01) B		
(00-00) C		
(-05-04) D		
(-39-54) E		
(-21-38) F		
(-1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Target: 52		

EU Directive 2010/31/EU

England & Wales

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

- 6/7 Offices in total
- Shared circulation and stair access creating a professional arrival experience
- On-site parking to the front of the premises
- EPC Rating E
- Individual offices capable of being furnished and branded to suit each occupier
- 24/7 secure access via electronic fob, providing flexibility for businesses operating outside standard office hours
- Skip/storage provision on site, subject to the agreed site arrangements



A well-positioned first-floor office suite accessed through a shared ground-floor entrance, with stair access leading directly to the rentable space.

The first-floor accommodation comprises six/seven individual offices, providing a flexible environment suitable for a range of businesses, professional teams or organisations.

The accommodation will be presented and finished with a fresh, professional feel, including:

- * Freshly painted walls throughout.
- * New or refreshed carpet, with a natural neutral tone or an alternative colour selected to suit the overall scheme.
- * Individual offices capable of being furnished and branded to suit each occupier.
- * Shared circulation and stair access creating a professional arrival experience.
- * 24/7 secure access via electronic fob, providing flexibility for businesses operating outside standard office hours.
- * On-site parking to the front of the premises.
- * Skip/storage provision on site, subject to the agreed site arrangements.

The concept is to create a clean, modern and professional office environment, while retaining flexibility so

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.