

Leeds Office: 0113 388 4848

# **To Let-Under Offer**



# Knottingley

Ground Floor: 1,555 sq ft (144.5 sq m) Rent: £20,985.08 pax



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## Location & Description:

- Knottingley is a town within the metropolitan borough of the City of Wakefield in West Yorkshire, England on the River Aire.
- With good access from the A1(M).

#### Demise:

Ground Floor 1,555 sq ft (144.5 sq m) First Floor 927 sq ft (86.1 sq m)

#### Rent:

£20,985.08 per annum exclusive.

#### Lease:

The premises are currently held on a full repairing and insuring lease which expires on 7 September 2034. The lease is available by way of assignment or sub-letting.

#### EPC:

Available upon request.

#### Legal and Professional Fees:

Each party to bear their own costs.

#### VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

#### Rating Assessment:

Rateable Value (April 2023) - £14,500. **Date Prepared:** December 2024

## **Contact Us:**

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