

1st & 2nd Floor Offices, over 9 Market Place, Pontefract, WF8 1AG



- # 1st & 2nd Floor Offices in a Grade II Listed Building
- # Approx 256m sq. (2756ft sq.)
- # Various sized office rooms, kitchen and male/female w.c.'s
- # Comfort heating and air conditioning
- # Fire Alarm
- # 4 parking spaces
- # Energy Rating 'E'

Rent
£15,000pax

1st & 2nd Floors, 9 Market Place, Pontefract - October 2022

DESCRIPTION

We are pleased to offer available to rent these approximately 256m sq. (2756ft sq.) of gross internal floor area that are laid out within this Grade II Listed Building in the centre of the market town of Pontefract. The offices are situated above a 'Vodafone' shop but are accessed from the rear where there are also four car parking spaces.

The offices are of varying sizes and are ready for immediate occupancy and include a kitchen and both male and female w.c.'s.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL with storage cupboard.

FIRST FLOOR

LANDING.

FRONT OFFICE:- 24ft 1in x 23ft 2in (7.34m x 7.08m) overall. Double doors through to:

MIDDLE OFFICE: - 16ft 11in x 14ft 2in (5.26m x 4.32m) overall.

REAR OFFICE: - 9ft 2in x 7ft 6in (2.8m x 1.97m) average.

MENS W.C. with two urinals, two low flush w.c.'s and two wash basins.

LADIES W.C. with two low flush w.c.'s and wash basin.

STAIRCASE leads to: -

SECOND FLOOR

LANDING with storage cupboard

FRONT OFFICE No. 4: - 14ft 3in x 13ft 1in (4.34m x 3.97m).

FRONT OFFICE No. 5: - 11ft 3in x 10ft 4in (3.42m x 3.14m)

KITCHEN: - 11ft 8in x 10ft 6in (3.56m x 3.24m) and having a range of cupboard units with worktops and a stainless steel sink unit.

MIDDLE OFFICE No. 6: - 24ft 6in x 17ft 4in (7.46m x 5.28m) overall and with door through to: -

REAR OFFICE No. 7: - 18ft 6in x 13ft 7in (5.63m x 4.13m).

OUTSIDE

The premises are accessed off Southgate where there are four car parking spaces.

LEASE TERMS

Negotiable. A new internal repairing and insuring lease will be offered to a prospective tenant, subject to satisfactory references.

SERVICES

Mains Electricity, Water and Drainage are all assumed to be connected. None of the services have been tested and a potential purchaser should make their own enquiries.

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RATES

Under the 2007 Rating List, the premises have a rateable value of £12,500.

RENT

£15,000

VIEWING

Strictly by prior appointment with the Agents Abson Blaza Property Services 01977 780599.



NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property

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