

Suite 2, Above 16 Ropergate, Pontefract, WF8 1LP



- # Office Space to Let
- # Flexible use subject to consent
- # Electric Heating
- # Car parking space
- # Rent subject to Service Charge
- # Energy Rating ' '

Rent
£280 pcm

Suite 2, Above 16 Ropergate, Pontefract, WF8 1LP

The Accommodation comprises

RECEPTION: - 10ft 6in x 10ft 3in (3.2m x 3.43m)

MAIN OFFICE: - 22ft 9in x 20ft 9in (6.92m x 6.34m) overlooking Ropergate and with 3 wall mounted electric radiators, moulded cornice to ceiling and picture rail.

KITCHEN: - 10ft 4in x 10ft (3.03m x 2.94m) with sink and cupboard unit.

SERVICES

Mains Electricity, Water and Drainage are all connected.

LEASE TERMS

Flexible terms are available. Service Charge towards upkeep of common parts and fire alarm system.

VIEWING

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

Within the building there are communal male and female toilets.

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