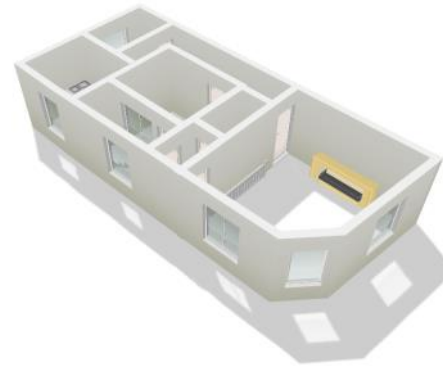


## Description

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This is a very practical first floor office space. The accommodation is divided to create a office with a separate meeting room off. Storage Room, Kitchen and WC facilities are also provided. Gas Central Heating and Hot water are provided via a wall mounted Combi Boiler. Due to its elevation and large windows the property is well lit with natural light. Double glazing and well insulated ceiling space. Private parking for one car is provided at the rear of the building.



### Wakefield Office Space

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Phone: 07518 518 082  
E-mail: [info@wakefieldofficespace.co.uk](mailto:info@wakefieldofficespace.co.uk)

## 52a High Street

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## Horbury

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*Private Portfolio of select commercial Lets.*



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## Accommodation

Front Office 278 Sq ft Meeting Room 117 Sq ft  
Kitchen and WC.

### Lease

The premises are available for a minimum of 12 Months.

Rent is £350 PCM. Payable Quarterly in Advance. A Bond Equivalent to one month's rent is required.

### Running Costs.

Council Tax as of 2008/9 was £1100 for the year.  
Paid direct to Council Gas Paid direct to EON.

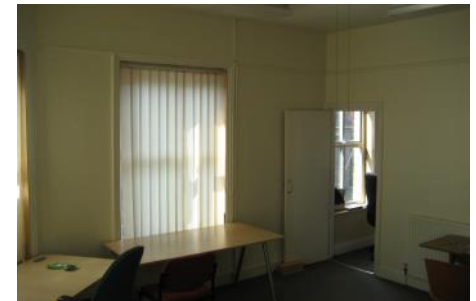
Water and sewage paid direct to Yorkshire water.

Electricity is on a landlords meter and is chargeable as a quarterly budget account depending on usage and balance will be credited/invoiced at the end of each 12 month period.

Buildings insurance is dependent on trade and will be payable quarterly with rent and electricity.

## Location

The property occupies a very prominent High Street position above a retail outlet in the centre of this ever popular village. Horbury benefits from having all the normal amenities along with excellent free car parking..



*Front office*