

RECENTLY REFURBISHED
FIRST FLOOR STUDIO
TO LET



Unit 2, Horbury Business Centre, Old Town Hall
Westfield Road, Horbury, Wakefield, WF4 6HR



- 490 sq ft (46 sq m)
- May suit pilates/fitness studio
- Fully furnished with 8 work stations
- Excellent on site car parking
- Kitchenette & breakout area
- Short walk from local amenities

DESCRIPTION

This recently refurbished first floor space comprises of an open plan area, kitchenette and breakout space.

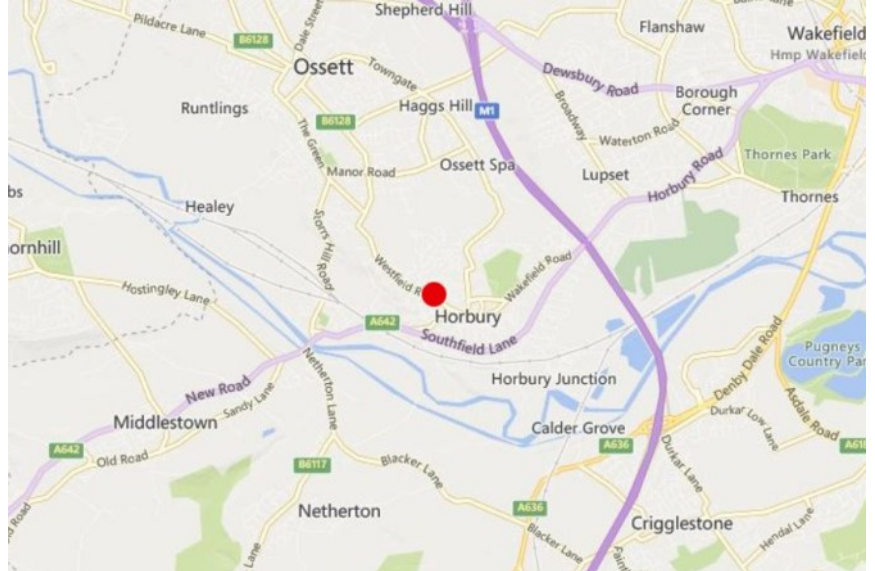
The accommodation could prove ideal for either a fitness studio or office space (the suite is currently fully furnished with 8 work stations. This could easily be removed to create an open space).

The site benefits from having excellent on site car parking and is situated in a sought after area.

LOCATION

Horbury Business Centre is ideally located in the heart of Horbury, just off Manor Road and to the rear of the towns Library and Town Hall giving excellent access to all of the local amenities whilst also being convenient for the neighbouring city of Wakefield via junction 40 of the M1 motorway.

Horbury benefits from having excellent bus routes especially into Wakefield.



ACCOMMODATION

Total net internal area = 490 sq ft (46 sq m)

Interested parties should be aware that toilet facilities are shared with other tenants within the centre.



SUMMARY

RENT	£9,600 per annum. The first months rent is payable in advance.
RATEABLE VALUE	£1,625
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
BOND	The landlord will require equivalent to 1 months rent to act as a bond.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-122

VIEWINGS & FURTHER ENQUIRIES



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created May 2026 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.