



Northern House

Moor Knoll Lane, Wakefield, WF3 2EE

TO LET - Self Contained 'HQ Style' Office Building

811 to 19,276 sq ft
(75.34 to 1,790.80 sq m)

- 93 on-site car parking spaces
- Situated on a 2 acre site
- Situated within landscaped grounds
- Partially air conditioned
- LED lighting
- Kitchen & W/C Facilities
- Shower facilities
- Under 2 miles from M1 Junction 41

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Summary

Available Size	811 to 19,276 sq ft
Rent	£10 - £14 per sq ft
Rates Payable	£4.69 per sq ft Based on 2026 valuation.
Rateable Value	£163,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Location

East Ardsley is a village situated around 5 miles south of Leeds city centre and approximately 5 miles north of Wakefield and Dewsbury. Wakefield, with a population of around 74,000, lies on the River Calder, about 8 miles south of Leeds and 5 miles east of Dewsbury. The town is within 3 miles of the M1 (Junctions 39, 40 and 41) and the M62 (Junction 3), and benefits from regular rail services to destinations across the North East.

The property is located on the eastern side of Moor Knoll Lane, approximately 2 miles south of the M62 (Junction 28) and 1 mile north of the M1 (Junction 41), within a predominantly residential area.

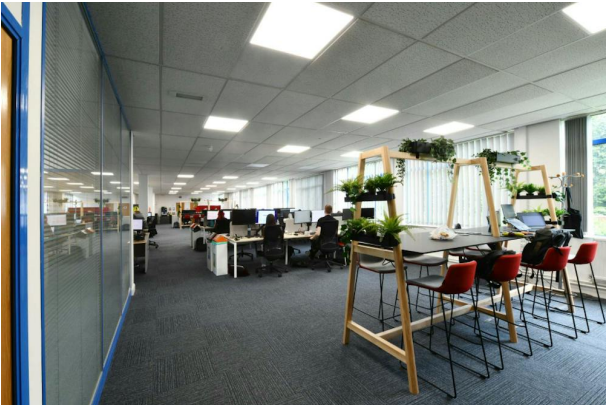
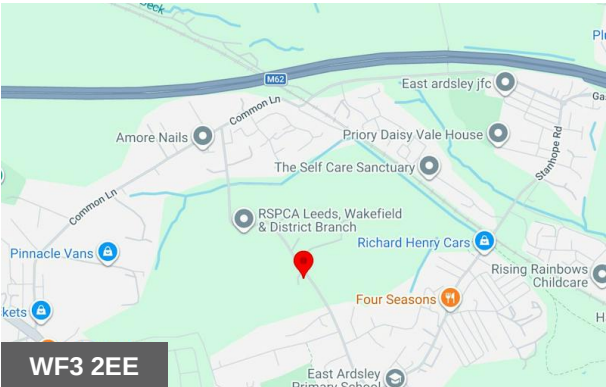
Description

Northern House offers a self-contained HQ office building designed to provide occupiers with a practical and professional working environment. The property benefits from partially air-conditioned accommodation, a welcoming reception area, and a large conference room suitable for client meetings

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	5,745	533.73	Available
1st	5,732	532.52	Available
2nd	4,585	425.96	Available
Unit - Warehouse	2,403	223.25	Available
Unit - Garage	811	75.34	Available
Total	19,276	1,790.80	



Viewing & Further Information



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