CROWN | ESTATE AGENTS

Castleford Road, Normanton



£495 Per Calendar Month

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Looking for an affordable space to run your business? This versatile first-floor commercial property on Castleford Road, Normanton, offers approximately 530 sq ft of accommodation and could be an ideal base for a small business, independent professional or appointment-based service. The accommodation includes two separate rooms, providing flexibility to create a reception area, private office, treatment room or working space to suit your business requirements. There is also a fitted kitchen, separate WC and private entrance with staircase access to the first floor.



- Approximately 530 Sq Ft of Accommodation
- Two Separate Rooms
- Private First-Floor Entrance
- Fitted Kitchen
- Separate WC
- Prominent Castleford Road Location
- Flexible Business Accommodation
- EPC Rating E

Front Entrance

A private entrance providing access to the first-floor accommodation via a staircase.

Room One

46'3" x 44'3" (14.1 x 13.5)

A well-proportioned reception area featuring a decorative fireplace and feature wall, providing a versatile space suitable for a variety of business uses.

Room Two

79'5" x 51'6" (24.21 x 15.71)

A spacious additional room accessed via bi-fold doors, offering flexible accommodation for a range of business requirements. Water facilities are available should sinks need to be reinstated, subject to any necessary works.

Fitted Kitchen

22'11" xs 16'8" (7 xs 5.1)

A fitted kitchen area providing a sink and useful storage facilities. The space provides practical facilities for staff and businesses requiring access to washing facilities.

WC

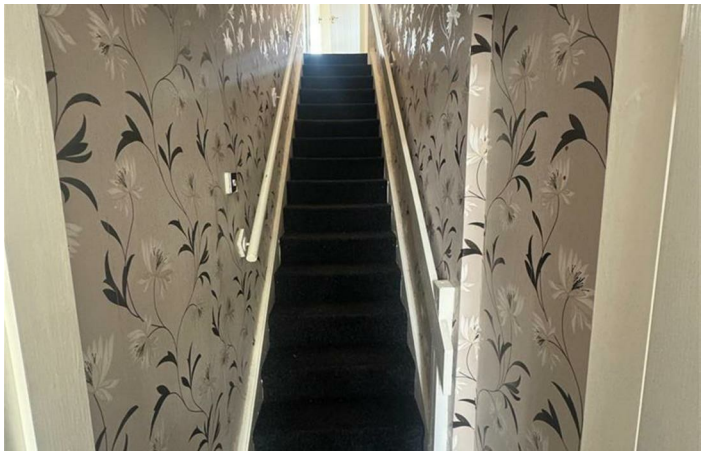
25'11" x 14'5" (7.9 x 4.4)

A separate WC fitted with a low-flush WC and wash hand basin.



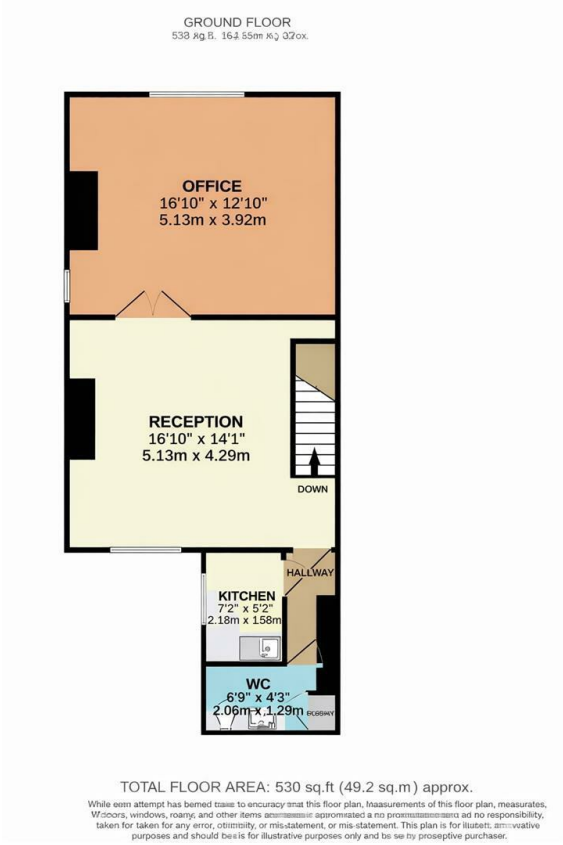




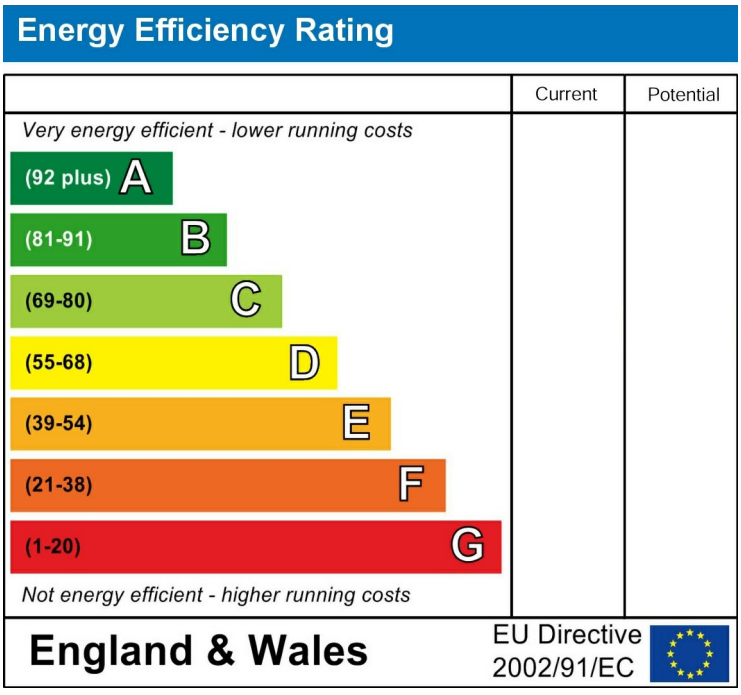



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Floor Plan







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