



**Commercial and Industrial  
Property Specialists**  
based in Leeds  
Telephone. 0113 270 8100

## **Pelican Works, Wakefield Road, Rothwell, LS26 0RP**

Pelican Works in Rothwell provides a variety of workshops and light industrial units. Located opposite the Jaw Bones, Pelican Works is easily accessible from all major routes.

**Please see the following pages for a list of our available properties at  
Pelican Works, Rothwell.**

### **Pelican Works**

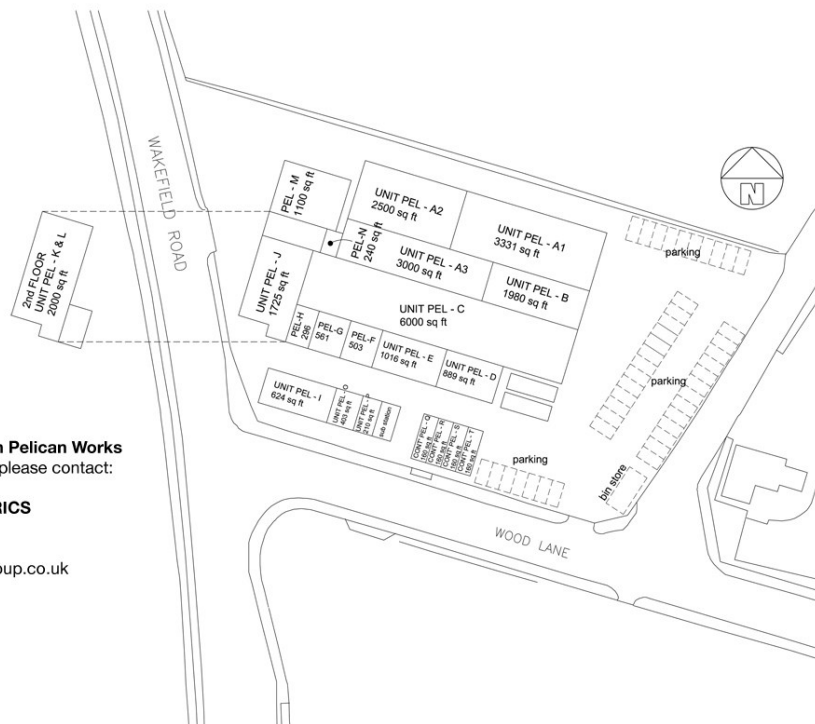
Wakefield Road  
Rothwell  
LS26 0RP

**Thank you for your interest in Pelican Works**  
To discuss your requirements, please contact:

**Paul Crabtree Bsc (Hons) MRICS**  
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**Pelican Works Unit K5**

Monthly Rental £150 + VAT

Property Type: Office

Size: 180 sq ft

**Unit K5** is a 180 sq ft office, currently accessed off the main corridor on the first floor. As with all units on this floor, we are happy to configure the layout to suit your needs. K5 does not have any windows, but does have a large sky light.



**Pelican Works Unit L**

Monthly Rental £575 + VAT

Property Type: Office

Size: 663 sq ft

**Unit L** is a currently configured as three separate offices totalling 663 sq ft. There is also an open storage area, a good size cupboard in the corridor and built in wardrobes in the larger office.

