



To Let - Modern Self Contained Office

12 Navigation Court, Calder Park, Wakefield, WF2 7BJ

Property Features

- Self-contained modern office building measuring 2,303 sq ft
- Located on the popular Calder Park Business Park, just off M39 M1
- Finished to a very high standard with air conditioning and raised access floors
- 8 dedicated parking spaces

Location:

Unit 12 Navigation Court is situated on Yorkshire's premier business park, Calder Park, which is located just off junction J39 of the M1, accessed via A636 Denby Dale Road.

The property's prominent and convenient location means that it is well served by regular bus services running to and from Wakefield city centre. Transport links are second to none being on the M1 junction with easy access into Leeds, Sheffield, Manchester and Hull.

Wakefield Westgate train station is a 15 minutes drive from Navigation Court and provides regular services locally and into London.

Calder Park benefits from a range of on-site amenities as a Premier Inn hotel, two public houses, The Red Kite and Swan & Cygnet, a Starbucks coffee shop, Sainsbury's Local and a Greggs sandwich shop.

Description:

Unit 12 is a self-contained 2 storey semi-detached office building with fantastic views over the nature reserve to the rear of the property.

The property benefits from a high quality fit-out which includes a boardroom, meeting rooms, kitchenette and is fully cabled. There is air-conditioning throughout the property.

Car Parking:

The unit benefits from 8 dedicated car parking spaces.

Rateable Value:

According to the Valuation Office Agency's Website the unit detailed on the 2017 list as having a Rateable Value of £20,250.

To arrange a viewing or for further information:

Viewing is strictly by prior appointment with sole agents WSB:

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**Accommodation**

The property provides the following approximate net internal areas:-

Description:	Sq. m.	Sq. ft.
Ground Floor	95.8	1,031
First Floor	118.2	1,272
Total	214.0	2,303

Estate Service Charge:

The tenant will make a contribution towards the maintenance and upkeep of the estate.

Terms

The building is immediately available To Let by way of a new Full Repairing & Insuring lease for a term of years to be agreed. For quoting rent please contact wsb.

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