



To Let - Offices @ G Park

G Park Wakefield Europort, M62/J31, WF6 2UA

Property Features

- Refurbished and well-presented office suites from 1,381 sq ft to 6,359 sq ft.
- Within close proximity to M62 and M1 motorways.
- Specification includes air conditioning and suspended ceilings.
- Well presented high quality glazed reception with passenger lift.
- Extensive parking available on-site at a ratio of 1:141 sq ft.
- Highly competitive and flexible terms to be offered.

Location

Offices @ G Park Wakefield Europort is situated @ one of Yorkshire's most sought after distribution locations. Located just off junction 31 of the M62 accessed via the A655.

The property's prominent and convenient location means that it offers fantastic vehicular access and to the region's main conurbations, with the M1 only 5 minute away. G Park Wakefield Europort offers a thriving business environment complemented by the nearby Junction 32 which offers fantastic retail and leisure, including a Starbucks, Pizza Express, Costa Coffee, Premier Inn hotel and other restaurants.

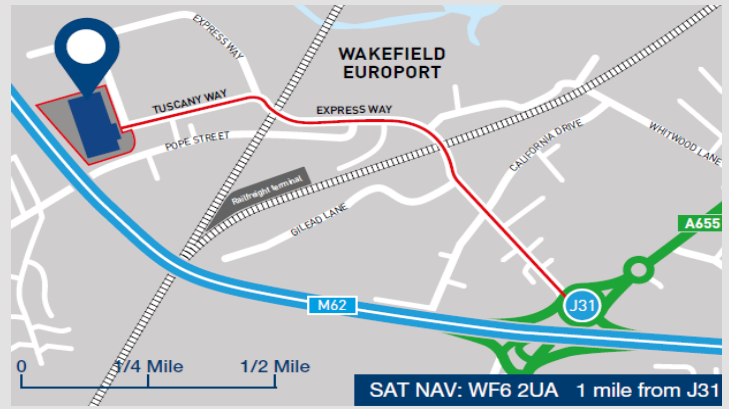
Description

Offices @ G Park Wakefield Europort comprises a large distribution warehouse with high quality ancillary offices. The available office suites are set within an attractive 3 storey office block which offers unrivalled parking provisions of up to 1 space per every 141 sq ft, ensuring there will be ample parking for your staff and visitors.

Accommodation

The available suites can be let as a whole or on can be offered on an individual basis:

Floor	Suite	Size	Parking
Ground	Suite A	Occupied	
Ground	Suite B	Occupied	
First	Suite C	Occupied	
First	Suite D	1,397ft ² (71.81m ²)	10 Spaces
Second	Suite E	3,581ft ² (332.64m ²)	25 Spaces
Second	Suite F	1,381ft ² (128.27m ²)	10 Spaces
Total		9,918 ft² (1,011m²)	70 Spaces



Terms

The suites are available to let by way of a new Full Repairing & Insuring lease at a quoting rent of **£10.00 sq ft** exclusive.

Features

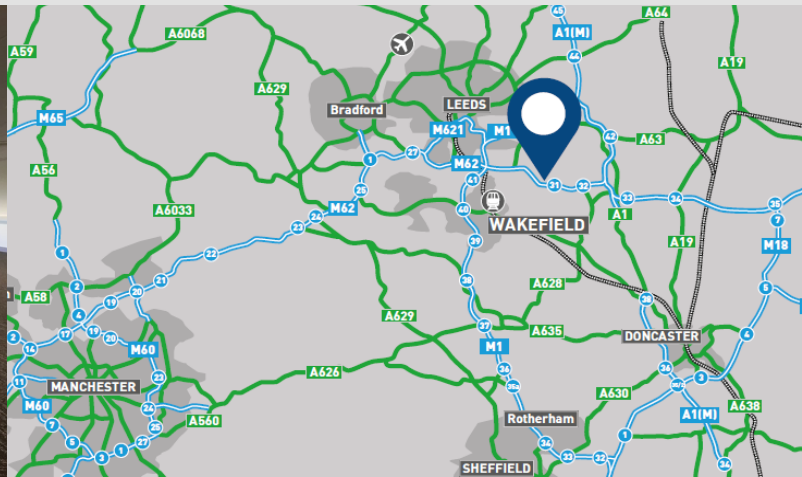
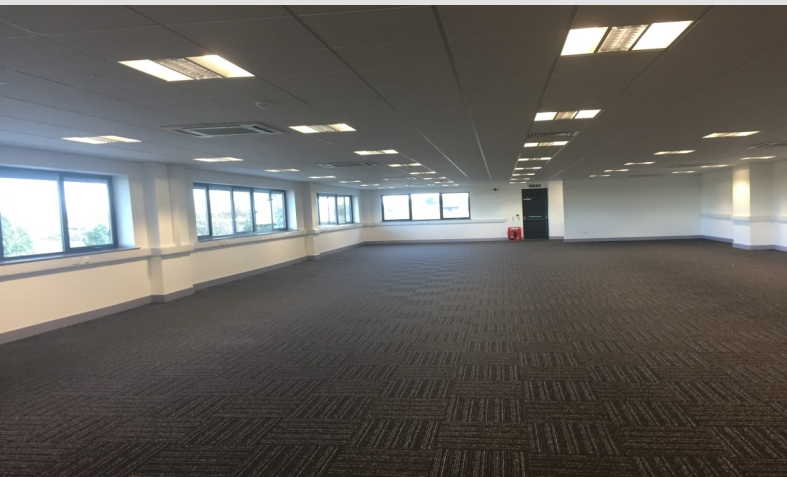
- Air conditioning
- High quality glazed reception.
- Suspended ceilings with recessed LG7 lighting
- Fully DDA compliant with passenger lift access.
- Kitchen, WC and shower facilities

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



To Arrange a Viewing or for More Information:

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