

Office

Competitively priced, flexible office space

To Let

1st Floor Offices, Flanshaw Way, Wakefield, WF2 9LP



- 1,709 sq ft office space
- Competitively priced terms available
- Located a mile from J40 of the M1, and 2 from Wakefield centre
- 13 spaces of dedicated parking

Location

The 1st Floor Offices are located at the entrance of the Flanshaw Industrial Park. Flanshaw Industrial Park is situated a mile from junction 40 of the M1 motorway providing superb accessibility to the entire region. Wakefield city centre is approximately 2 miles to the South East of the development whilst Leeds is within a 12 minute drive to the North.

Description

1st Floor Offices comprise of superb first floor offices, with accessibility to the whole region. The building provides high quality office space, which is air conditioned.

Specification

The property provides the following facilities/specification:

- Modern efficient offices with meeting rooms
- Male, Female and disabled W/C facilities
- Raised access IT compatible flooring
- Suspended ceiling with recessed Cat II lighting
- Air conditioning
- Fitted kitchen

Accommodation

First Floor 158 sq m 1,709 sq ft

Car Parking

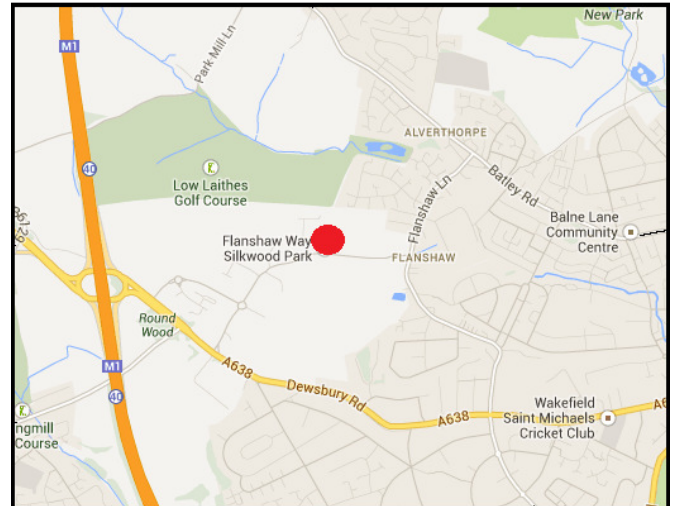
There is a total of 13 dedicated car parking spaces for the 1st Floor Offices.

Rateable Value

At the current time the building has a single assessment and will therefore require a reassessment for rating purposes.

VAT

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



Terms

The property is available to let on extremely competitive terms by way of a new Full Repairing & Insuring lease for a term of years to be agreed. The unit is offered at a cost effective rent of **only £7.50 sq ft** exclusive.

Further information on the flexible and highly competitive terms are available upon request.

Legal Costs

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

Viewing and Further Information

Viewing by prior appointment with the sole agent WSB:

Robin Beagley or Duncan Senior

Tel: 0113 234 1444

email: rbeagley@wsbproperty.co.uk
or
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