



To Let - Refurbished Self Contained Office

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

Property Features

- Self-contained modern office building measuring 2,305 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 the surrounding region.

Wakefield Westgate train station is a 15 minute drive from Navigation Court and provides regular services locally, along with the wider region and to London.

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

Description:

Unit 12 is a self-contained 2 storey semi-detached office building that has been fully refurbished throughout offering an impressive, high quality, modern working environment.

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.

The property benefits from the following:-

- Air conditioning
- Raised access floor with IT/Telecoms floor boxes
- Flexible layout with quality office/meeting rooms
- Light, airy offices & fully glazed entrance area
- Kitchen area

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 by prior appointment with joint agents WSB or Carter Towler:

Robin Beagley - WSB

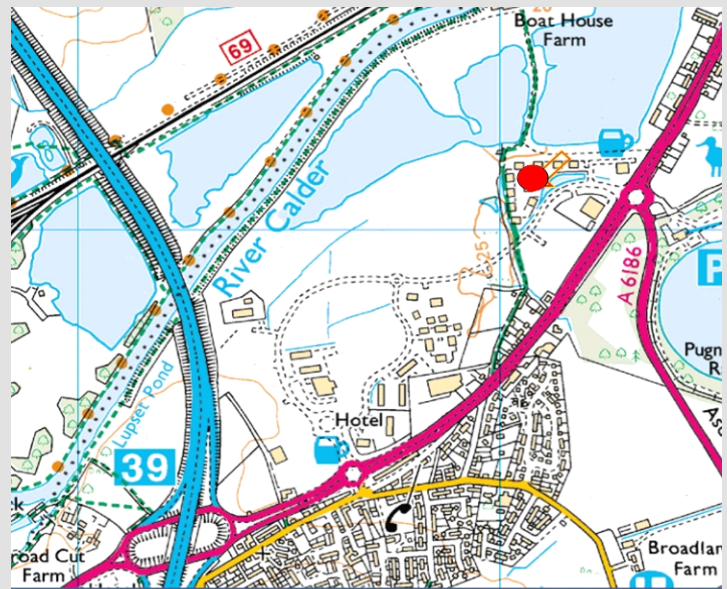
07733 895927

rbeagley@wsbproperty.co.uk

Clem McDowell - Carter Towler

07432 013246

clemmdowell@cartertowler.co.uk



Accommodation

The property provides the following approximate net internal areas:-

Description:	Sq. m.	Sq. ft.
Ground Floor	95.9	1,032
First Floor	118.2	1,273
Total	214.1	2,305

Terms

The unit is available to let for immediate occupation by way of a new full repairing & Insuring lease for a term of years to be agreed at a **rent of £33,000 per annum + VAT**

Estate Service Charge:

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



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