



To Let – Silkwood Office Park

1st Floor, Unit 8 Navigation Court, J39 M1 Wakefield, WF2 7BJ

Property Features

- First floor office suite of 3,106 sq ft (288.6 sq m)
- High quality detached office located on the well-established Calder Park
- 16 allocated parking spaces
- Easily accessible to J39 M1 and central Wakefield via the A636 Denby Dale Rd
- Available to let by way of a new lease



Location

Unit 8 Navigation Court is located on the popular and well established Calder Park just off J39 M1 offering easy vehicular access to Leeds, Sheffield and the wider regional motorway network.

Calder Park is accessed via the A636 Denby Dale Road, approximately 2 miles south west of Wakefield city centre and 13 miles south of Leeds city centre.

The property's prominent and convenient location is well served by regular bus services running to and from Wakefield city centre and vehicular access to the region's main conurbations couldn't be easier with the M1 less than 2mins away. As well as being home to a 100 acre nature reserve, Calder Park offers a thriving business environment complemented by a range of amenities including a Starbucks, Subway, Spar convenience store, Premier Inn along with the Red Kite and Swan & Cygnet public houses.

Description

Unit 8 Navigation Court is a two storey purpose built office with the available suite comprising the whole of the first floor. The unit provides quality, modern open office space finished to a high specification as follows:

- Predominantly open plan office space
- Raised access IT compatible flooring
- Suspended ceiling with recessed Cat II lighting
- Remote monitored estate CCTV system
- Fitted kitchen
- Air conditioning
- Passenger lift

Viewings & further information:

Viewing is strictly by prior appointment with sole agents WSB:

Robin Beagley

0113 234 1449 / 07733 895927

rbeagley@wsbproperty.co.uk

Accommodation

The suite comprises the whole of the first floor of Unit 8 and provides a net internal area of 3,106 sq ft (288.6 sq m).

Car Parking

The suite has 16 dedicated on site car parking spaces.

Terms & Quoting Rent

The first floor of Unit 8 is available to let by way of a new Full Repairing & Insuring lease for a term of years to be agreed at a rent of **£13.52 sq ft (£42,000 + VAT)**.

VAT

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

Amenities



Rateable Value

Under the Valuation Office Agency's website 2017 list the First Floor has a rateable value of £23,750



MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. **Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008:** Every reasonable effort has been made by WSB to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.