

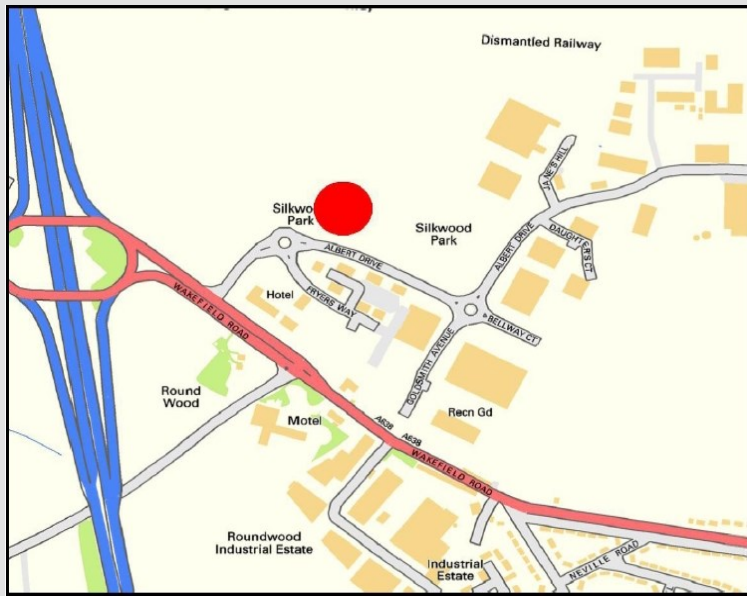


To Let – Silkwood Park Office

First Floor, Unit 1 Silkwood Park, J40 M1, Wakefield, WF5 9TJ

Property Features

- First floor office suite of 2,069 sq ft (192.2 sqm)
- High quality modern office space
- 10 allocated parking spaces
- Easy access to J40 of the M1 motorway and central Wakefield via the A638
- Available by way of a new lease at a rent of £12.50 per sq ft



Location

Unit 1 Wakefield Office Village is located on Silkwood Park just off junction 40 of the M1 motorway offering easy vehicular access to Leeds and the regional motorway network. Silkwood Park is situated approximately 2 miles north of Wakefield city centre and 8 miles south of Leeds city centre.

Silkwood Park is a popular and well established office development that is home to a wide range of businesses along with on-site amenities including a Total Fitness gym, the Silkwood Farm Dining & Carvery public house and a 150 bed Ramada by Wyndham hotel.

Description

The premises comprise a two storey purpose built office building with the available suite situated on 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
- Gas fired central heating

EPC

The building has a current EPC rating of C(60). A copy of the EPC is available upon request.

Viewings & further information:

Viewing is strictly by prior appointment with sole agents WSB:

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Accommodation

The suite comprises the whole of the first floor of Unit 1 and provides a net internal area of approximately 2,069 sq ft (192.2 sq m).

Car Parking

The suite has 10 dedicated on site car parking spaces.

Terms & Quoting Rent

The first floor of Unit 1 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 **£12.50 sq ft (£25,862.50+ VAT)**.

VAT

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

Onsite Amenities



Rateable Value

According to the Valuation Office Agency's website under the 2017 list the First Floor of Unit 1 has a rateable value of £17,500.

Legal Costs

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

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