

High quality air conditioned ground floor office suite

To Let

15 Navigation Court, Calder Park J39 M1, Wakefield WF2 7BJ



- High quality ground floor office suite of 1,035 sq ft (96.15 sq m)
- Specification includes air conditioning & raised access flooring
- To let by way of a new lease
- Conveniently located just off J39 M1 on Calder Park

Location

Unit 15 Navigation Court is situated on Yorkshire's premier business park, Calder Park, located just off junction 39 of the M1 accessed via the A636 Denby Dale Road.

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 only 2mins away. Calder Park offers a thriving business environment complemented by recent developments including a Starbucks, Subway, Spar convenience store, Premier Inn hotel along with the Red Kite and Swan & Cygnet public houses.

Description

Navigation Court on Calder Park comprises 17 office units set within an attractive business park environment. Unit 15 is a 2 storey self-contained, semi-detached office unit providing high quality office accommodation.

The available suite comprises the whole of the ground floor providing a flexible open plan suite. The landlord is prepared to offer the tenant the use of the first floor boardroom on a pre-booking basis.

Finished to a high specification the suite provides:

- Air conditioning
- Full access raised IT flooring
- Suspended ceilings with recessed lighting
- The flexibility of an open plan layout
- Use of the 1st floor boardroom
- A light, airy office & a fully glazed entrance area
- A shared ground floor kitchen area

Accommodation

The ground floor of Unit 15 provides an approximate net internal area of **1,035 sq ft** (96.15 sq m) and benefits from 4 dedicated car parking spaces.

Rateable Value

From our inquiries via the Valuation Office Agency website the suite has an RV of £10,250 meaning qualifying businesses will benefit from small business rates relief

Terms

The ground floor of Unit 15 presents an ideal opportunity for a business seeking a high quality office environment within one of the region's most successful business parks. The suite is available to let by way of a new Full Repairing & Insuring lease at a quoting rent of **£15,000 per annum** exclusive.



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.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Robin Beagley

wsb property consultants

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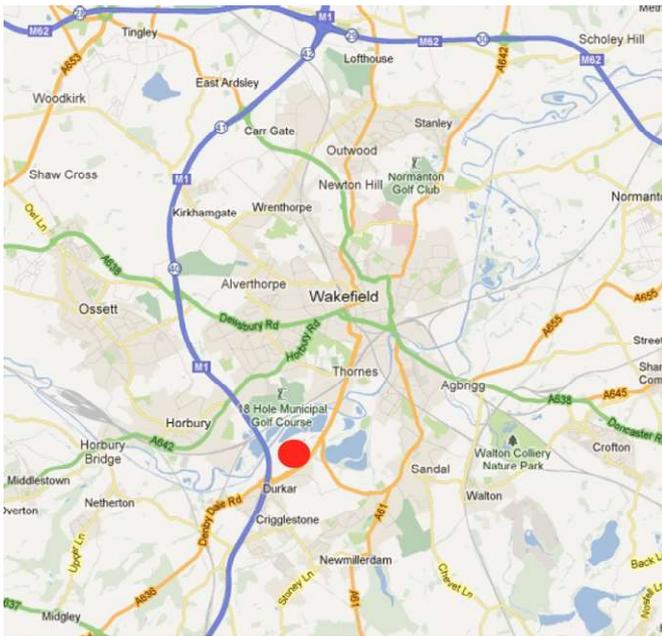
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Location and site layout plan



1st Floor boardroom –
(Available for use by the ground floor tenant)



Ground floor entrance lobby

EPC

Unit 15, Navigation Court has an Energy Performance Certificate (EPC) rating of D88. A copy of the EPC is available upon request from the agents.

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