

Office

High Quality Air Conditioned Office

# For Sale/To Let

Unit 6 Navigation Court Calder Park, Wakefield WF2 7BJ



- Stylish self contained air conditioned waterfront offices
- 2,250 sq ft (209.03 sq m) with 8 dedicated on site parking
- Flexible high quality office space with raised access floors
- Convenient location just off Junction 39 of the M1

## Location

Unit 6, Navigation Court is situated on Yorkshire's premier business park, Calder Park. Calder Park is just off junction 39 of the M1 accessed via the 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 and vehicular access to the region's main conurbations couldn't be easier with the M1 only 2 mins away.

## Description

Navigation Court on Calder Park comprises 17 office units set within an attractive business park environment. Unit 6 is a 2 storey self-contained, semi-detached, purpose built office unit providing long ranging views over the nature reserve lakes at the rear. Both floors are predominantly open plan, with the benefit of some high quality meeting rooms/private offices with computer cabling and floor boxes throughout.

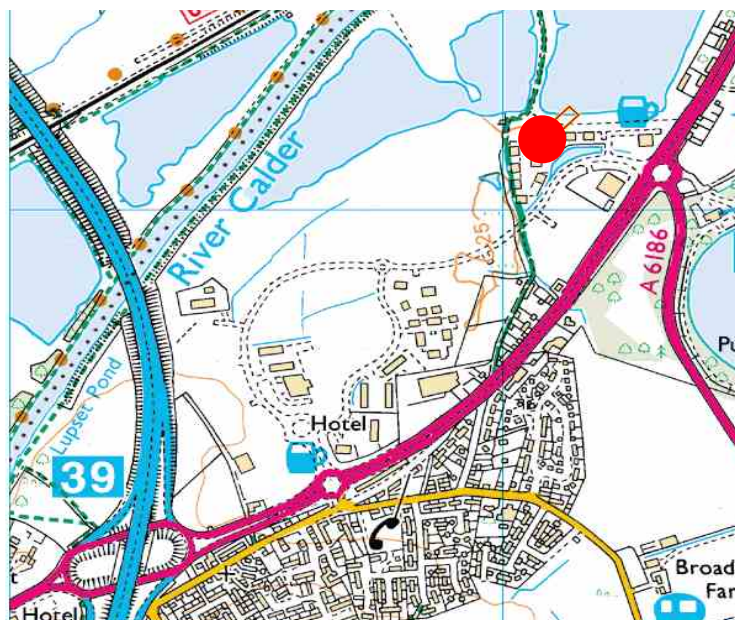
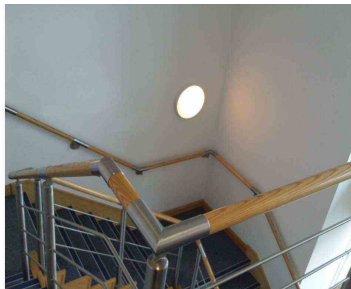
The property benefits from the following features:-

- 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

## Accommodation

Unit 6 is a self contained office providing the following net internal areas:

Floor	Sq M	Sq Ft
Ground	112.88	1,215
First	96.15	1,035
<b>Total</b>	<b>209.03</b>	<b>2,250</b>



## Car parking

The unit has 8 dedicated on site car parking spaces

## Terms

Unit 6, Navigation Court offers the ideal opportunity for a business seeking a high quality office environment within one of the region's most significant business parks.

The unit is available to let by way of a new lease on flexible and competitive terms or alternatively it is offered for sale (virtual freehold) at a guide price of £395,000.

## 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 is by prior appointment with the sole agent:

Robin Beagley  
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