

PRESTIGIOUS OFFICE PROPERTY TO LET



May divide on a floor by floor basis



17 Appleton Court, Wakefield, WF2 7AR

- 1,976 Sq Ft (184 Sq M)
- Just off Junction 39 of the M1 Motorway
- 8 Car parking spaces Plus potential for additional 2 spaces
- Open plan and private office space
- Excellent lunchtime food offering



DESCRIPTION

Premium ground and first floor office building (which may be divided) positioned within a sought-after location on Calder Park just off Junction 39 of the M1 motorway and just a short drive away from Wakefield City Centre.

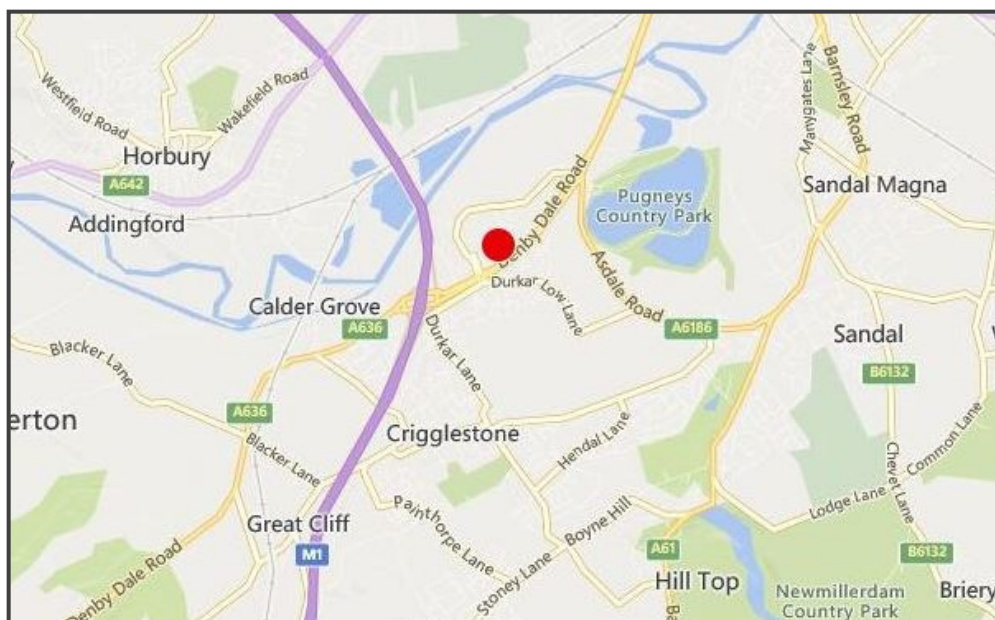
The well-presented ground and first floor offices extending to 1,976 sq ft (183.57sq m). The property has been recently redecorated and includes light partitioning to create open plan and private office spaces. The premises benefits from a range of facilities including kitchen and male & female Wc facilities. The property includes 8 allocated car parking spaces to the front of the premises, with the potential of 2 extra car parking spaces for a rent to be separately agreed.

The property includes 8 allocated car parking spaces to the front of the premises.

LOCATION

The property is located on the popular Calder park, to the south of Wakefield City Centre and directly adjacent to Junction 39 of the M1.

Calder Park is surrounded by an abundance of businesses along with a Premier Inn Hotel, Red



ACCOMODATION

Ground Floor- 40ft 6in x 24ft 3in = 982 sq ft

Includes two private offices, kitchen, Wc's and store.

First Floor- 41ft x 24ft 3in = 994 sq ft

Includes private office.

Total- 1,976 Sq Ft (183.97 Sq M)

RENTAL

£25,000 per annum

If divided £12,500 per annum per floor.

LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed.

RATES

We understand from the VOA website that the property currently has two assessments. The ground floor has a rateable value of £9,500 and the first floor has a rateable value of £11,250 from 1st April 2023. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs. Lease for a term to be agreed.

SERVICE CHARGE

A service charge is applicable. Further details upon request.

VAT

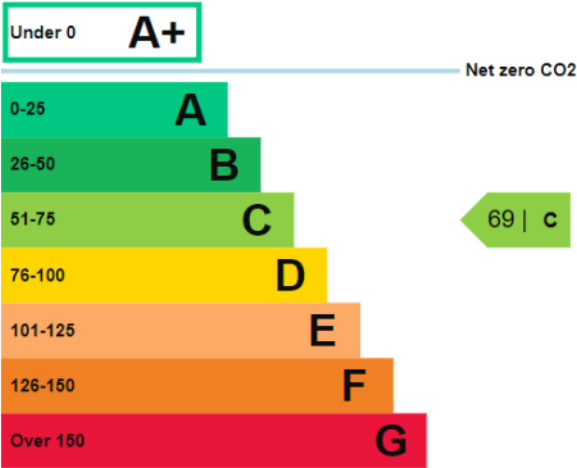
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated February 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.