

# NEWLY REFURBISHED GROUND FLOOR OFFICE/STUDIO SPACE TO LET

**Vickers**  
carnley



5a South Park Way, Wakefield 41 Business Park,  
Wakefield, WF2 0XJ

- 1,750 sq ft (165.57 Sq M)
- Ideal for a variety of commercial uses
- 6 on site car parking spaces
- Flexible, newly refurbished space
- Kitchen & Wc facilities
- Close to Junction 41 of the M1 motorway

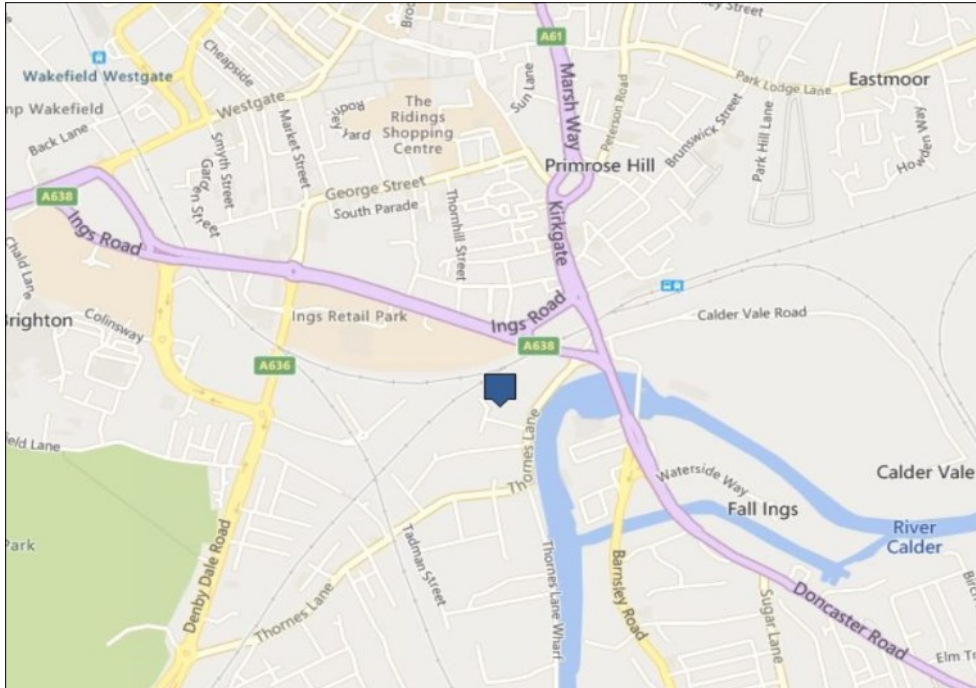


## DESCRIPTION

This is a very flexible, newly refurbished ground floor studio/office space. The space includes hot & cold air con units suspended ceiling, led lighting, kitchen & Wc facilities. The accommodation is offered with six marked car parking spaces.

## LOCATION

This is widely regarded as the number 1 location for commercial space in the Wakefield area being just a few minutes drive from Junction 41 of the M1 motorway and a similar distance to the snowhill district centre where major retailers are located including Aldi, Poundland, Busy Bees nursery, Burger King to name but a few.



## ACCOMODATION

Ground floor:

48ft x 22ft = 1,076 sq ft

18ft x 29ft = 522 sq ft

19ft x 8ft = 152 sq ft

**Total Net Internal Area= 1,750 sq ft**

Includes kitchen

## RENTAL

£25,000 per annum plus VAT



## 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 rateable value of the property is currently awaiting assessment. 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.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

VAT will be charged in addition at the standard rate.

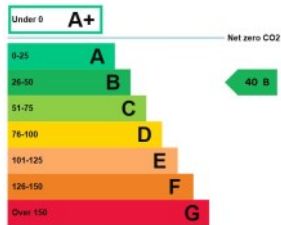
## VIEWING

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

## ESTATE SERVICE CHARGE

A service charge is applicable. Further details upon request.

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## 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 created March 2024 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.