

COMPACT FIRST FLOOR OFFICE SUITE TO LET



10b Appleton Court, Durkar, Wakefield, WF2 7AR

- 890 sq ft (83 sq m)
- Very well presented
- Some partitioning
- Excellent motorway location
- 4 allocated car parking spaces plus shared electric vehicle charger
- Close to lunch time food offerings



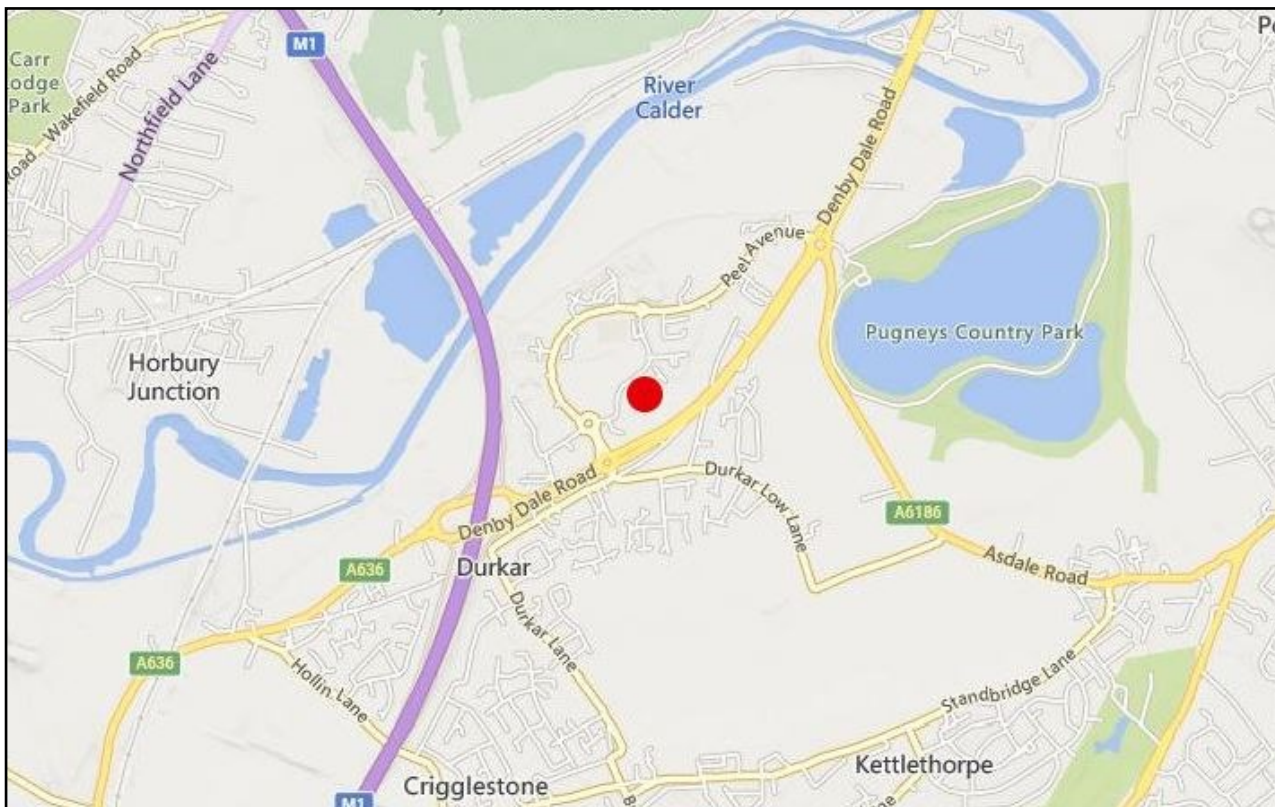
DESCRIPTION

This is a first floor open planned office suite with glass partitions and discreet screening. Plus the addition of a useful kitchenette area with a Quooker hot water tap. Internally, the premises are nicely decorated and boasts many interesting decorative features. Shared male and female toilet facilities are available on the ground floor. 4 allocated car parking spaces can be found to the front of the property along with a shared electric vehicle charger.

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 Kite public house, Starbucks, Burger King, KFC, Greggs and Subway.



ACCOMMODATION

40ft x 24ft = 887 sq ft (83 sq m)

Plus Wc facilities

LEASE

The property is offered by way of a new full repairing and insuring lease for a minimum term of 3 years.

RENTAL

£11,000 per annum.

SERVICE CHARGE

An estate service charge is levied. Further details upon request.

RATES

We understand from the VOA website that the current rateable value of the property is £11,250. The rates payable is calculated by applying the current business rates multiplier of 49.9p. 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.

VAT

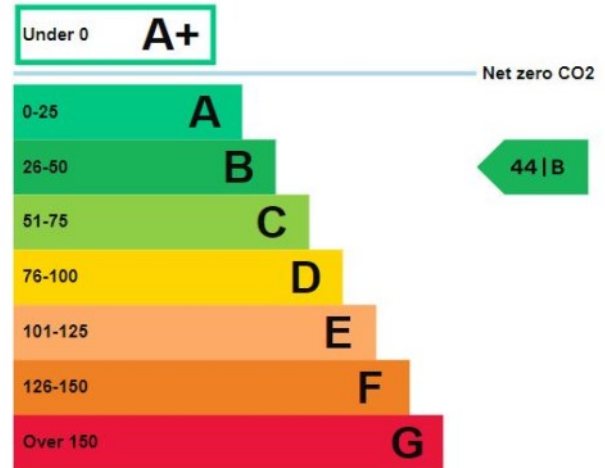
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

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 B.



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 prepared April 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.