

**SUBSTANTIAL DETACHED  
OFFICE BUILDING  
TO LET  
POTENTIAL TO SPLIT**



**2 WESTGATE COURT, SILKWOOD PARK, WAKEFIELD, WF5 9AD**

- 4,000 Sq Ft (371.6 Sq M)
- £53,000 per annum
- 13 allocated car parking spaces
- Close proximity to junction 40 of the M1
- DDA compliant with passenger lift
- Wc & kitchen facilities



## DESCRIPTION

This is a superb purpose built two storey detached office building. Internally, the premises are well presented and provide a superb office environment with all the features expected within a modern office building including a passenger lift.

The property has a well presented internal fit out providing both private and general offices.

The premises also includes kitchen & Wc facilities on each floor, hot & cold air con units, suspended ceilings, perimeter trucking and cat 5 data cabling.

The property has the added benefit of 13 allocated car parking spaces and is located in an excellent position within close proximity to junction 40 of the M1 motorway.

## LOCATION

Westgate Court is situated on the well established Silkwood Park, approx. 2 miles from Wakefield City Centre and within close proximity to junction 40 of the M1 motorway.

Silkwood Park is accessed via the A638 Dewsbury Road which links the M1 motorway to Wakefield City Centre.

Westgate Court is extremely well connected with Total Fitness Health & Leisure Club, Greggs, Costa, Ramada hotel and Days Inn Hotel within walking distance.



## ACCOMMODATION

Ground Floor - Net Internal Area 2050 sq ft

To include– various partitioned offices, central core area and kitchen plus Wc facilities and lift.

First Floor- Net Internal Area 2,058 sq ft

Plus Wc facilities and lift.

**Total net floor area– 4,000 sq ft (371.6 sq m)  
Plus Wc facilities and lift.**



## RENTAL

£53,000 per annum plus VAT

## SERVICE CHARGE

A service charge is applicable. Further details upon request.

## LEASE

The property is available by way of a Full Repairing and Insuring Lease for a term to be agreed.

## RATES

We understand from the VOA website that the current rateable value of the property is awaiting assessment. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p.

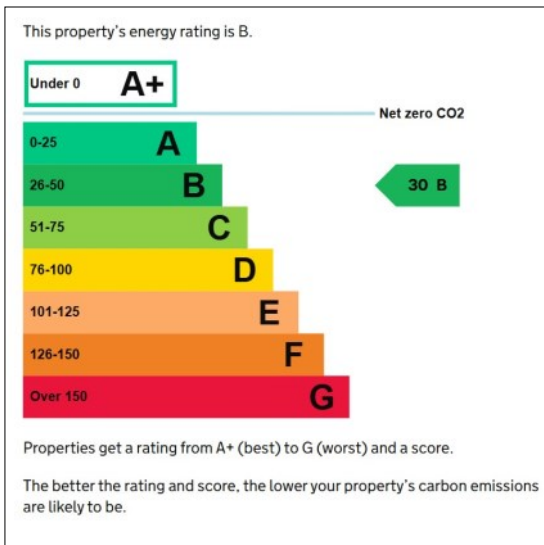
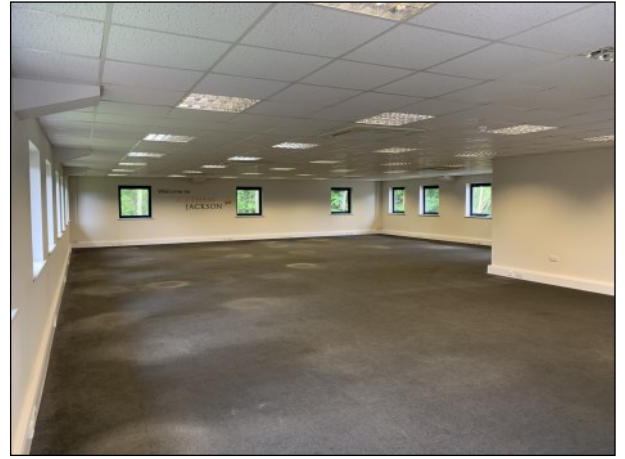
Interested parties are advised to confirm the above figures with the local authority.

## VAT

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

## VIEWING

For further information and viewing contact Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to help. 01924 291500. Or alternatively contact our joint agent Robin Beagley at WSB on 0113 234 1444



## 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 May 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.