

MODERN GROUND FLOOR OFFICE

TO LET

Vickers
carnley



3 Westgate Court, Silkwood Park, Wakefield, WF5 9AD



- 1,921 sq ft (178.46 sq m)
- £26,500 per annum
- 6 allocated car parking spaces
- Close proximity to junction 40 of the M1
- DDA compliant
- Wc & kitchen facilities
- Excellent amenities nearby

DESCRIPTION

This ground floor accommodation is situated within 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 an immaculately 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.

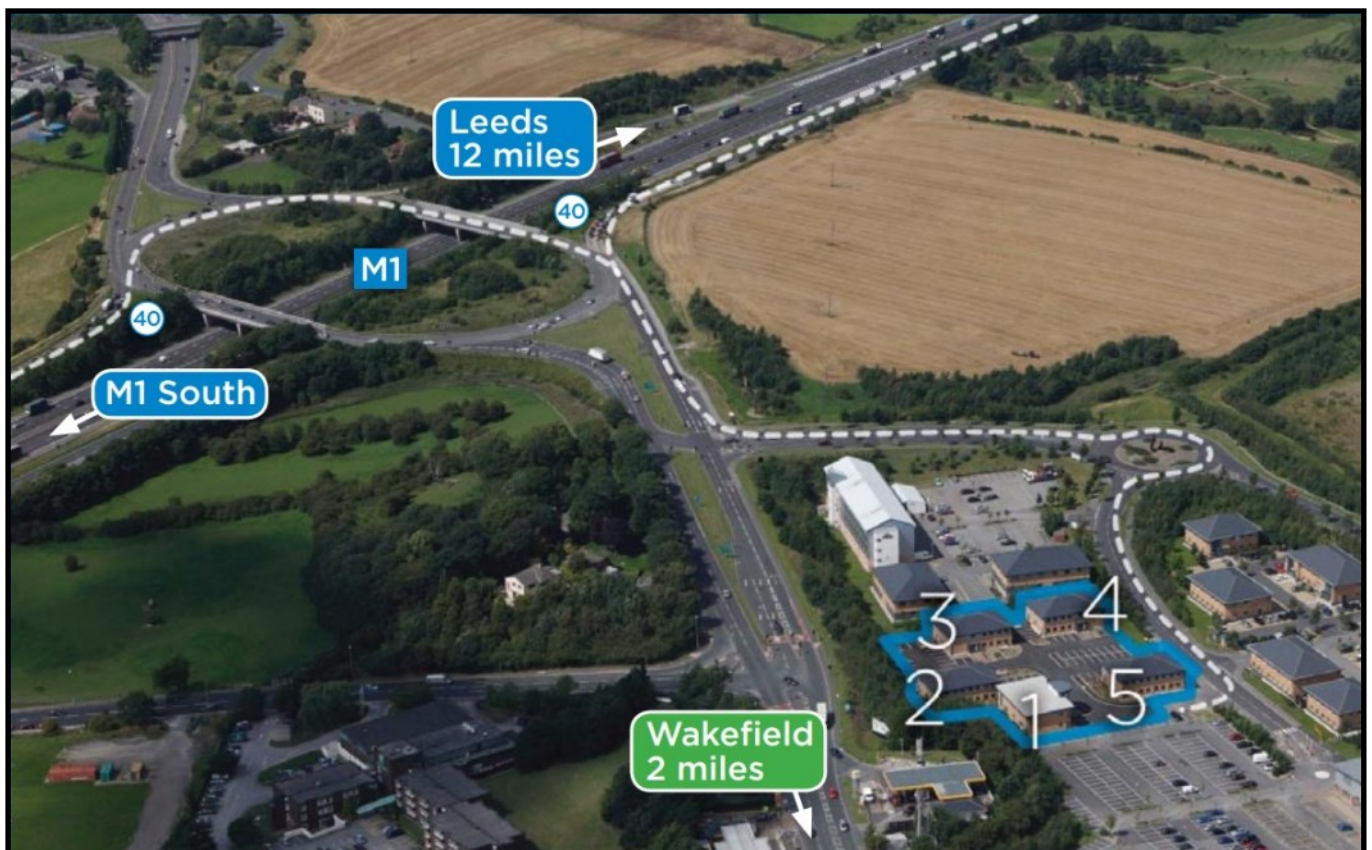
The office has the added benefit of 6 allocated car parking spaces and is located in an excellent position within close proximity to junction 40 of the M1 motorway.

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 area = 1,921 sq ft (178.46 sq m)

To include– various partitioned offices, kitchen and landing plus Wc facilities and lift.

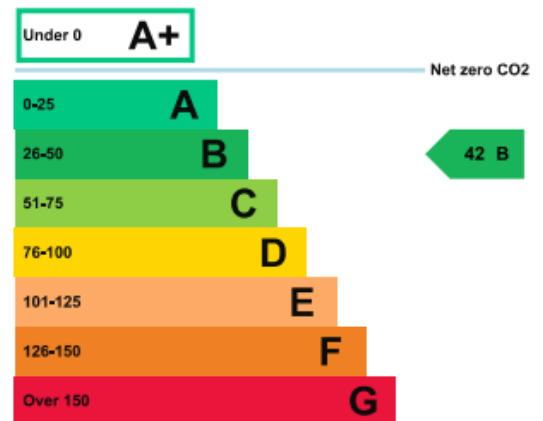


SUMMARY

RENT	£26,500 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	Awaiting assessment.
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
VAT	Applicable.
SERVICE CHARGE	Applicable. Further details upon request.
LEGAL FEES	Each party is responsible for their own legal costs.

Energy rating and score

This property's energy rating is B.





VIEWINGS & FURTHER ENQUIRIES

	<p>Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk</p>
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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 November 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.