

MODERN FIRST FLOOR OFFICE

TO LET

**Vickers**  
carnley



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



- 2,002 sq ft (185.99 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

[vickerscarnley.co.uk](http://vickerscarnley.co.uk)

Crown Court, Wakefield, WF1 2SS

01924 291500



## DESCRIPTION

This first 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.

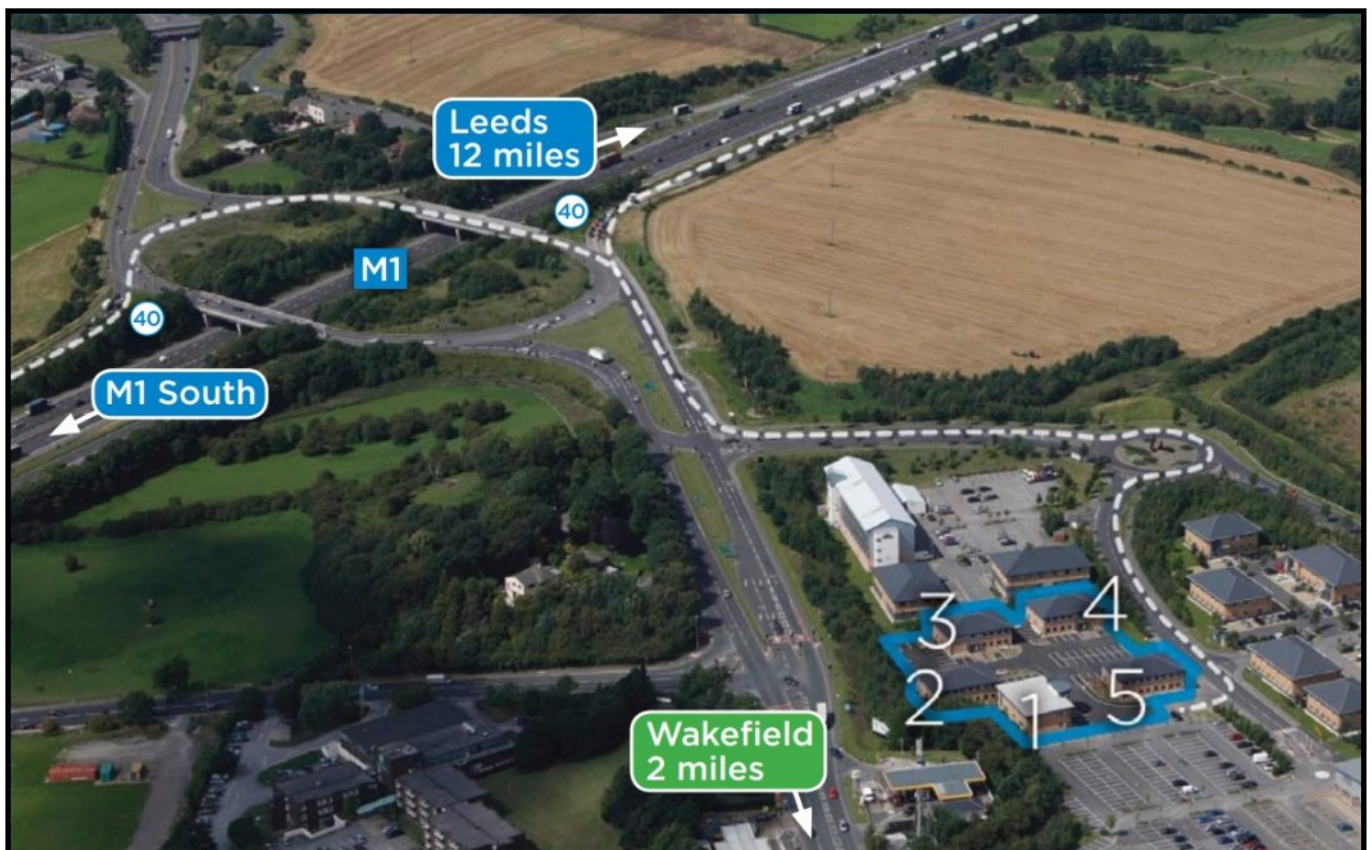
The office has the added benefit of 6 allocated car parking spaces and is located in an excellent position within close proximity to junction 40 of the M1 motorway.

## 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.

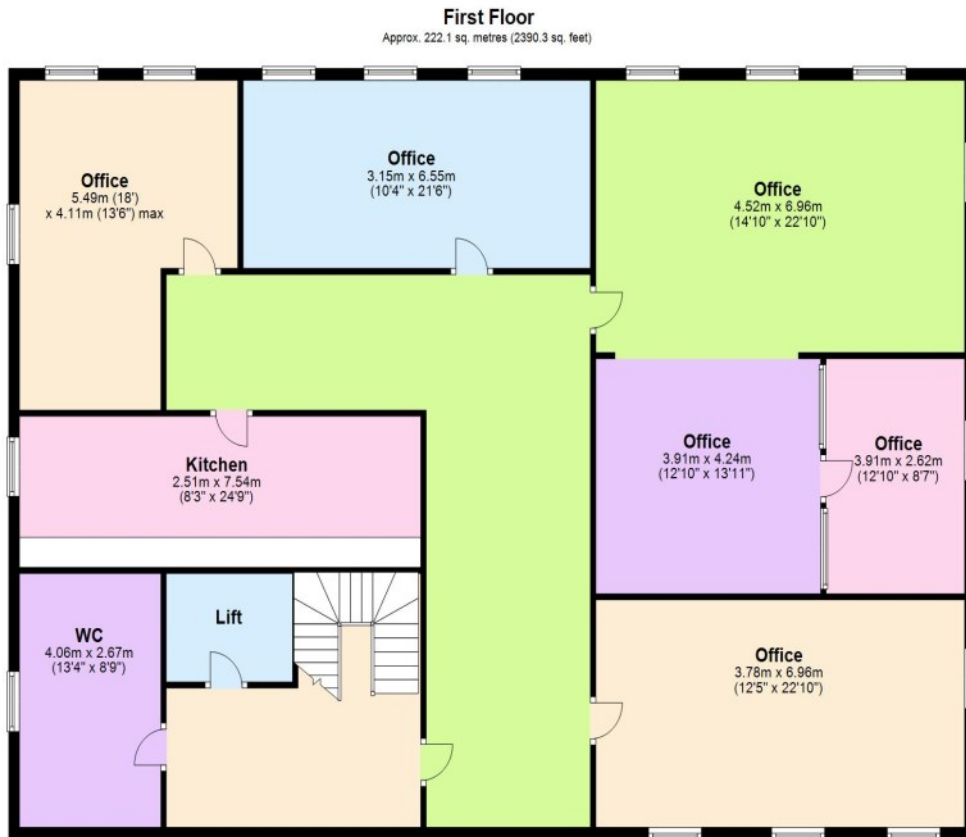
Westgate Court is extremely well connected with Total Fitness Health & Leisure Club, Greggs, Costa, Ramada hotel and Days Inn Hotel within walking distance.



## ACCOMMODATION

**First Floor net area = 2,002 sq ft (188.59)**

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

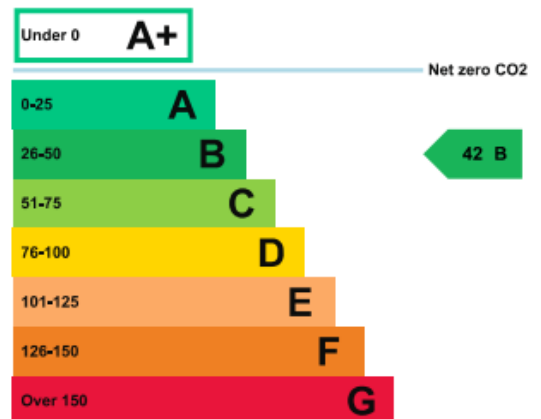


## SUMMARY

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

## Energy rating and score

This property's energy rating is B.





## VIEWINGS & FURTHER ENQUIRIES

	<p><b>Lee Carnley</b> 01924 291500 <a href="mailto:lee.carnley@vickerscarnley.co.uk">lee.carnley@vickerscarnley.co.uk</a></p>
	<p><b>Isobel Smith</b> 01924 291500 <a href="mailto:isobel.smith@vickerscarnley.co.uk">isobel.smith@vickerscarnley.co.uk</a></p>

### 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.