

GROUND FLOOR OFFICE SUITE TO LET



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



- 734 sq ft (68.19 sq m)
- Very well presented
- Open plan space
- Kitchen & Wc facilities
- Excellent motorway location
- 3 allocated car parking spaces plus shared electric vehicle charger
- Close to lunch time food offerings

DESCRIPTION

Premium ground floor office suite positioned within a sought-after location on Calder Park just off Junction 39 of the M1 motorway and just a short drive away from Wakefield City Centre.

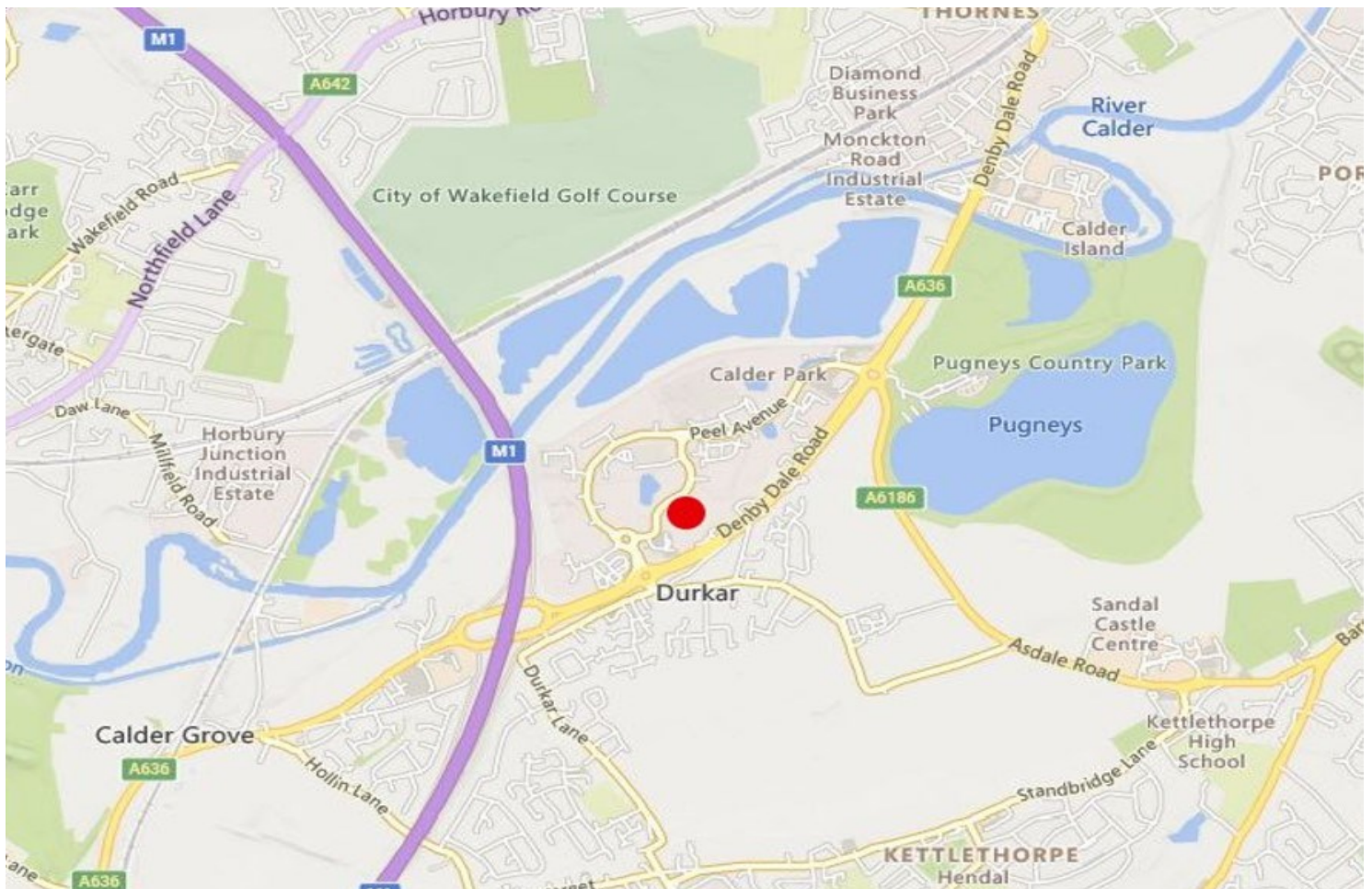
The well-presented ground floor office extending to 734 sq ft (68.19sq m). The property is well presented offering open plan space with potential for partitioning.

The premises benefits from a range of facilities including kitchen and male & female Wc facilities. The suite includes 3 allocated car parking spaces to the front of the premises.

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

30ft 6in x 24ft 1in = 734 Sq Ft (68.19 Sq M)

Plus Wc and kitchen facilities



SUMMARY

| | |
|------------------------------------|---|
| SIZE | 734 sq ft |
| RENT | £9,000 per annum |
| LEASE | Full Repairing and Insuring. |
| RATEABLE VALUE | £9,500 |
| SMALL BUSINESS RATES RELIEF | Applicable. For more information, please contact the local authority on 01977 727121. |
| SERVICE CHARGE | An estate service charge is levied. Further information upon request . |
| VAT | Applicable |
| LEGAL FEES | Each party is responsible for their own legal costs. |
| EPC | B-44 |

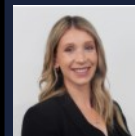
VIEWINGS & FURTHER ENQUIRIES



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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 prepared December 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.