



WAKEFIELD 41

# NEWLY REFURBISHED TWO STOREY SELF CONTAINED OFFICE BUILDING

UNIT 2A Wakefield 41 Business Park, South Park Way, Wakefield, WF2 0XJ

# NEWLY REFURBISHED SPACE, BENEFITTING FROM THE FOLLOWING SPECIFICATION:



New Air  
Conditioning  
System



Suspended  
Ceilings



Double Glazed  
Windows



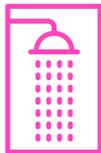
Perimeter  
Trunking



LED Lighting  
Throughout



WC Facilities On  
Each Floor



Shower  
Facilities



## LOCATION

The property is located within the established Wakefield 41 Business Park which is a short distance from J41 of the M1, providing excellent access to the North and South. Wakefield city centre is approximately 1.5 miles to the south-east and Leeds is c. 10 miles to the north. This locality has an abundance of amenities with the Snowhill Retail Park located circa 0.5 miles away which includes McDonalds, Subway, Aldi and Starbucks.

## ACCOMMODATION

Measured in accordance with the RICS code of measuring practice, the space provides the following approximate net internal floor areas:

	sq ft	sq m
Ground Floor	2,125	(197.4)
First Floor	2,241	(208.2)
<b>Total</b>	<b>4,366</b>	<b>(405.6)</b>



20 ALLOCATED CAR PARKING SPACES



## TERMS

The suites are available to let on full repairing and insuring leases for a minimum term of 3 years at an initial rental of £14 per square foot per annum plus VAT.

## RATEABLE VALUE

According to the Valuation Office Agency website, the suites have a current 2023 Rateable Value as follows: Suite 2A £38,250.

Interested parties are advised to direct further enquiries to the local authority.

## EPC

Unit 2A benefits from an EPC rating of 29 (B).

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact either joint agent:

**AdairPaxton**  
Property Specialists ■ ■ ■ ■

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