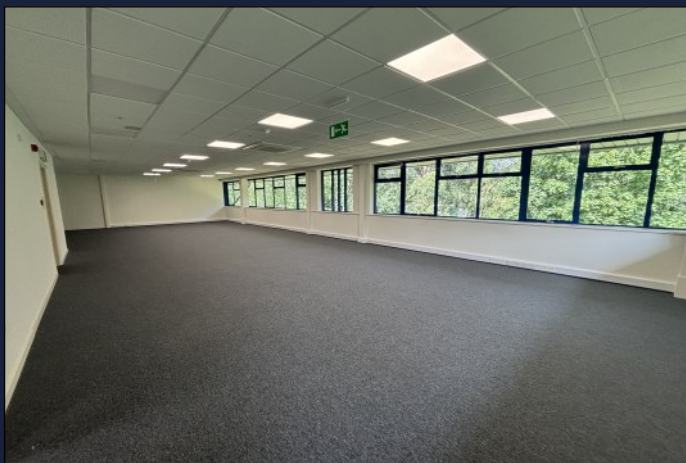


MODERN FIRST FLOOR OFFICE SUITE TO LET



First Floor, Unit 2b South Park Way,
Wakefield 41 Business Park, Wakefield, WF2 0XJ



- 1,751 sq ft (176 sq m)
- 7 Allocated car parking spaces
- Modern kitchen/breakout facility
- Walking distance to Snowhill Retail Park
- Excellent location less than one mile from Junction 41 of the M1 Motorway

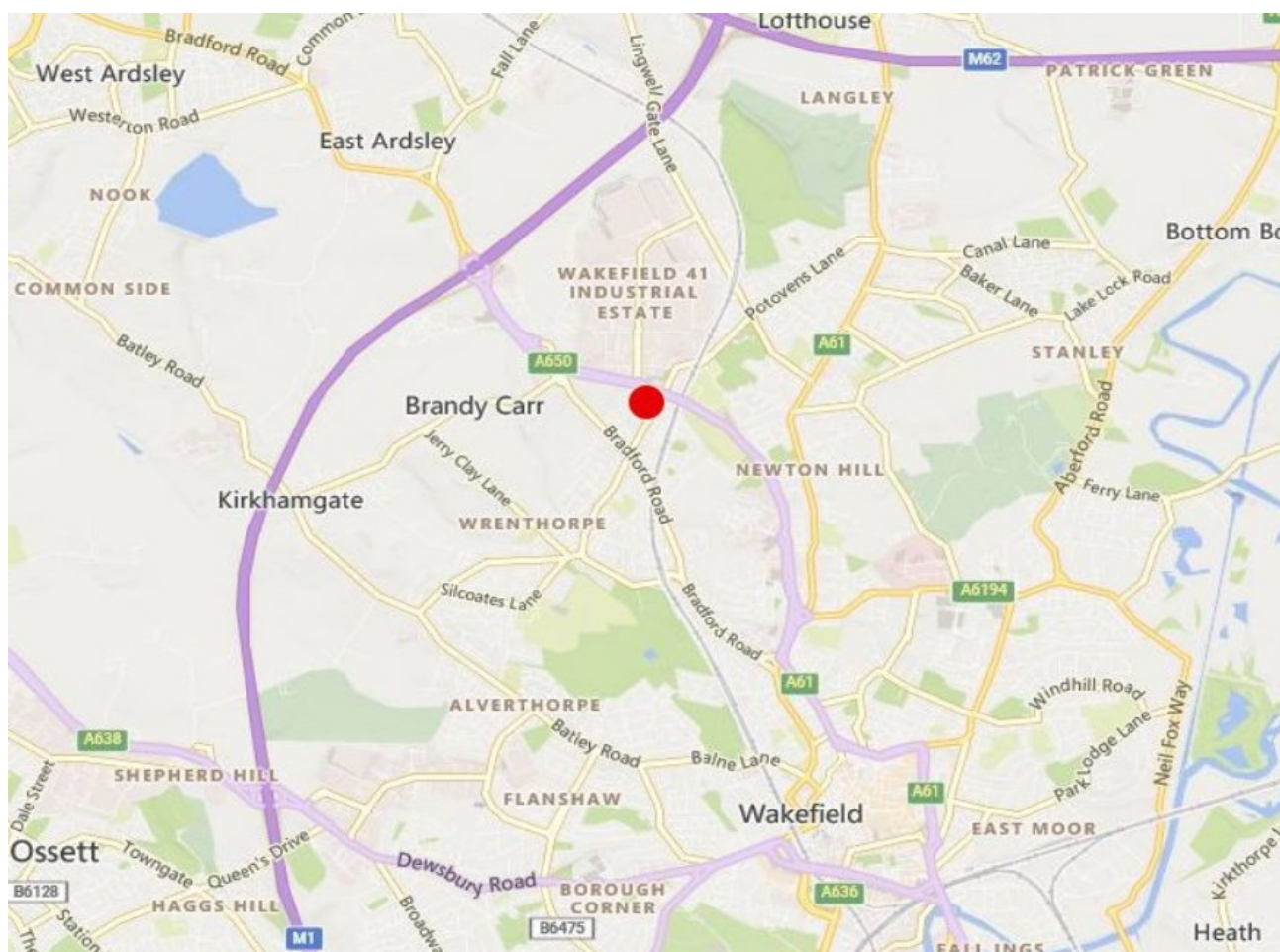
DESCRIPTION

This is an immaculately presented first floor modern office space providing open plan accommodation with air conditioning along with a meeting room which is shared with the ground floor occupier.

A spacious shared kitchen and Wc facilities are provided for. Along with having 7 car parking spaces all set in a very pleasant well maintained green space.

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.



ACCOMODATION

Open plan office space - 1,230 sq ft

Shared Meeting room - 254 sq ft

Kitchen - 311 sq ft

Total net internal area = 1,751 sq ft Plus Wc & shower facilities

SUMMARY

RENT	£26,500 per annum. The first quarters rent is payable upon legal completion.
LEASE TERM	Full Repairing and Insuring Basis.
SERVICE CHARGE	TBC
RATEABLE VALUE	TBC
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	29-B

VIEWINGS & FURTHER INFORMATION



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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 created July 2025 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.