

GROUND FLOOR SELF CONTAINED OFFICE TO LET



1 Navigation Court, Wakefield, WF2 7BJ



- 1,036 sq ft (96 sq m)
- Shared reception area
- Recently redecorated
- Convenient for neighbourhood shopping
- Pleasant green aspect
- 7 Car parking spaces
- Close to Junction 39 of the M1 Motorway

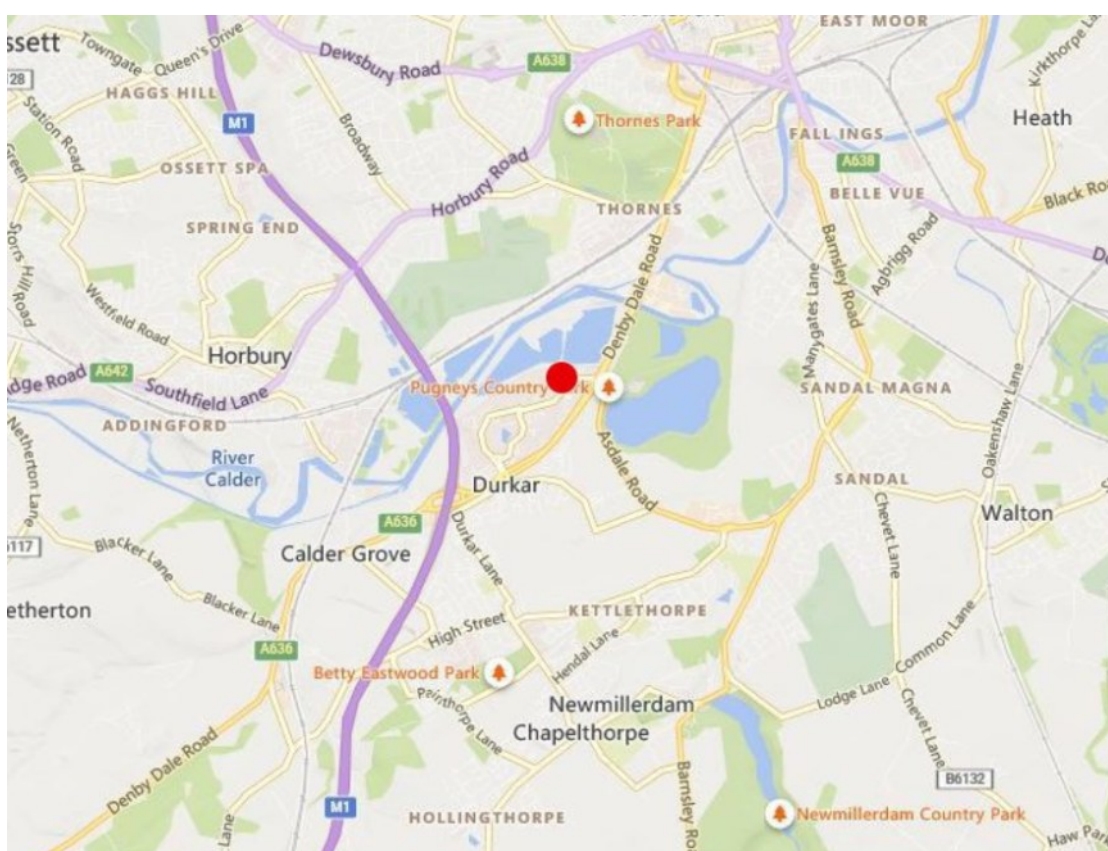
DESCRIPTION

This very well presented ground floor suite forms part of a larger 2 storey building yet is self contained and benefits from having a shared reception area, kitchen and Wc facilities. Internally, the space presented to a high standard and offers an attractive blend of vibrant colours and interesting textures making this ideal for a modern up and coming business.

The premises benefit from having 7 on site car parking spaces.

LOCATION

The premises occupy an almost picturesque location on one of Wakefield's more greener business parks. Being situated next to the Swan and Cygnet public house and opposite Mercedes Benz Garage yet being less than 1 mile from junction 39 of the M1 motorway. The city centre and Westgate Railway Station are both just a short drive away.



ACCOMMODATION

General office - 28ft 11in x 21ft = 607 sq ft

Off - 17ft x 9ft 10in = 167 sq ft

Private office - 26ft 7in x 9ft 9in = 260 sq ft

Total net internal area = 1,036 sq ft

SUMMARY

RENT	£15,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£58,500
SMALL BUSINESS RATES RELIEF	Not applicable. For more information, please contact the local authority on 01977 727121.
SERVICE CHARGE	A service charge to include gas, electricity, rates and general maintenance is currently running at £1,000 per calendar month, However, the landlord is prepared to look at any outgoings on an annual basis and therefore this could be reviewed within 12 months.
BUILDINGS INSURANCE	To be included within the service charge.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assessment.

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 December 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.