

GROUND FLOOR OFFICE SUITE TO LET



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



- 1,200 Sq Ft (111.48 Sq M)
- £15,000 per annum
- 3 allocated car parking spaces
- Close proximity to junction 40 of the M1
- DDA compliant
- Wc & kitchen facilities
- Excellent amenities nearby

DESCRIPTION

This is a superb purpose built two storey detached office building with the opportunity to rent part of the ground floor. The ground floor is in the process of being split to provide approximately 1,200 sq ft of space including kitchenette.

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 premises also includes kitchen & Wc facilities, hot & cold air con units, suspended ceilings, perimeter trucking and cat 5 data cabling.

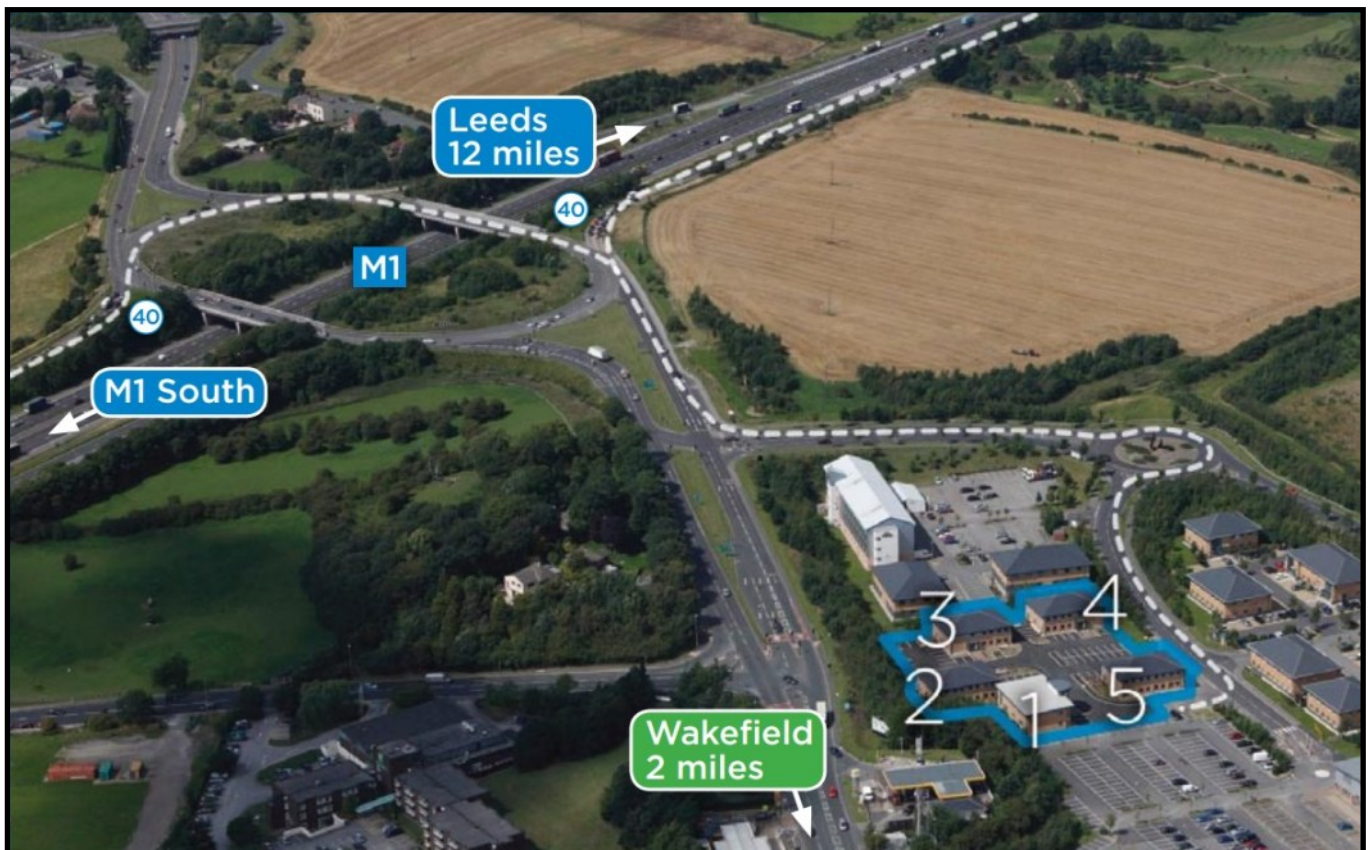
The office suite has the added benefit of 3 allocated car parking spaces and is located in an excellent position within close proximity to junction 40 of the M1 motorway.

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.

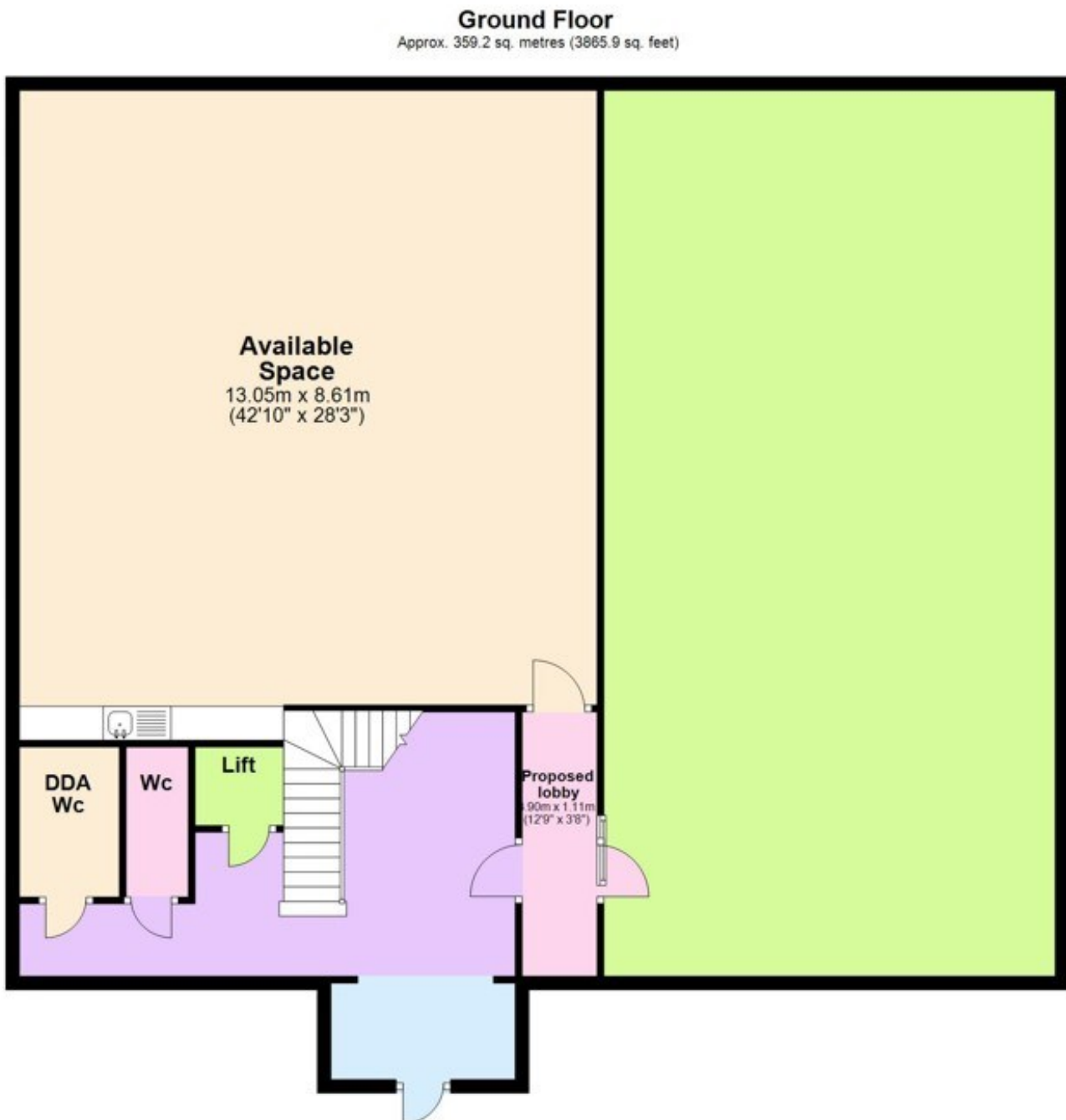


ACCOMMODATION

Ground Floor - Gross Internal Area 1,200 sq ft

Includes kitchenette

The below floorplan should be used as a guide only and should not be relied upon.



SUMMARY

RENT	£15,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	To be confirmed
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
SERVICE CHARGE	A service charge is applicable. Further details upon request.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	B-30

VIEWINGS & FURTHER ENQUIRIES

	Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk
	Isobel Smith 01924 291500 isobel.smith@vickerscarnley.co.uk



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 January 2026 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.