

SUPERB OFFICE PREMISES  
WITH CAR PARKING  
**TO LET**



**RENT REDUCED**

5 Navigation Court, Wakefield, WF2 7BJ



- 2,600 sq ft (242 sq m)
- Stylish self contained air conditioned office
- Raised access floors
- 8 Car parking spaces
- Just off Junction 39 of the M1 Motorway

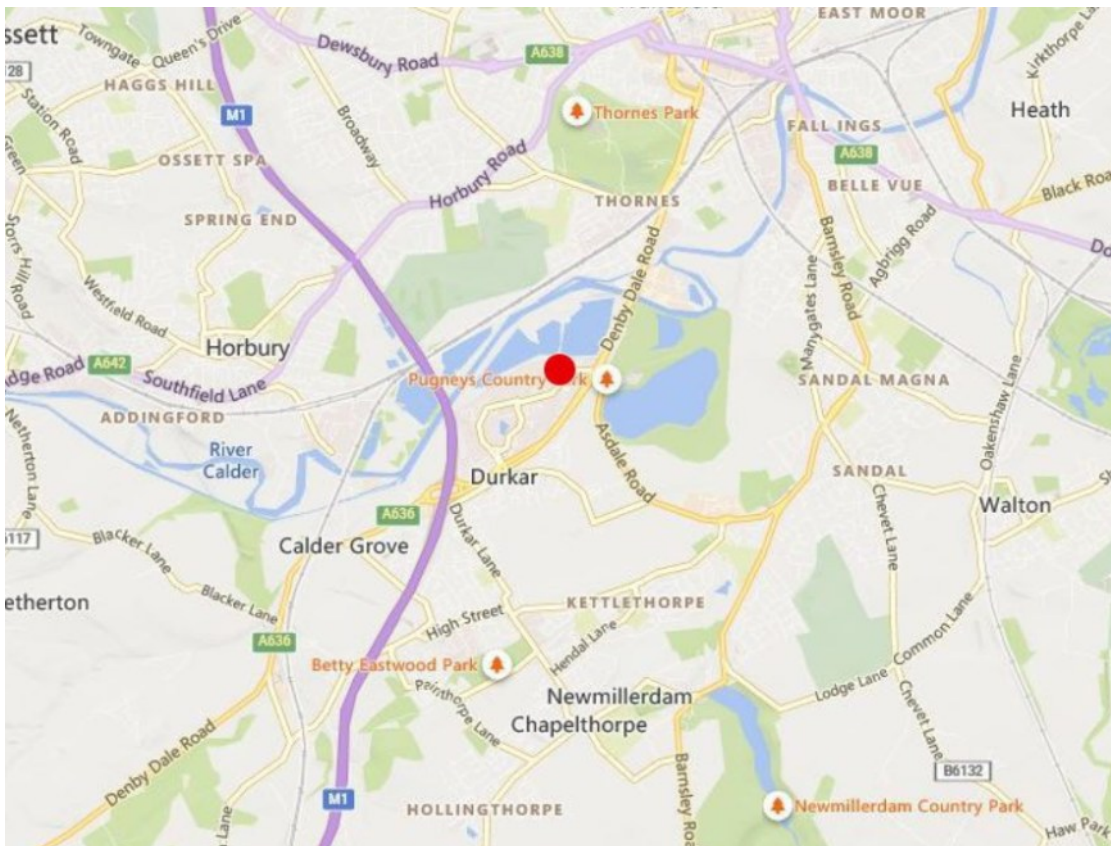
## DESCRIPTION

This is a modern purpose built two storey self contained semi detached, purpose built office property offering broadly open plan office space with private offices and board room but remain flexible which means most occupiers could easily adapt the space to their specific requirement.

The premises are air conditioned, well presented and ready for immediate occupation. The premises have 8 private car parking spaces.

## LOCATION

The premises occupy an almost picturesque location on one of Wakefield's more greener business parks. Being situated to the rear of the Swan and Cygnet public house and the 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

GF - 1,300 sq ft

Mainly open plan with meeting room, storage, kitchen and Wc facilities.

FF - 1,300 sq ft

Includes ten partitioned offices

**Total net internal area = 2,600 sq ft**

## SUMMARY

<b>RENT</b>	£34,000 per annum
<b>LEASE</b>	Minimum 3 year lease term. Full Repairing and Insuring basis.
<b>RATEABLE VALUE</b>	£27,750
<b>SMALL BUSINESS RATES RELIEF</b>	Not applicable. For more information, please contact the local authority on 01977 727121.
<b>SERVICE CHARGE</b>	Applicable. Further details upon request.
<b>BUILDINGS INSURANCE</b>	£1,246.69 (From 14/05/25 - 14/05/26)
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	D-76

## 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 August 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.