MODERN OFFICE BUILDING

TO LET

Vickers carnley

10 APPLETON COURT, WAKEFIELD, WF2 7AR

- 1,736 sq ft (161 sq m)
- Well presented throughout
- Open plan, private and zoned office space
- 7 allocated car parking spaces
- Kitchen and Wc facilities to both floors
- Excellent motorway location

vickerscarnley.co.uk
Crown Court, Wakefield, WF1 2SS

01924 291500

DESCRIPTION

This is a modern, well presented office premises benefiting from open plan, zoned and partitioned office space located in the popular Calder Park development.

The ground floor comprises of an open plan office with glass partitioned private offices, kitchen and Wc facilities.

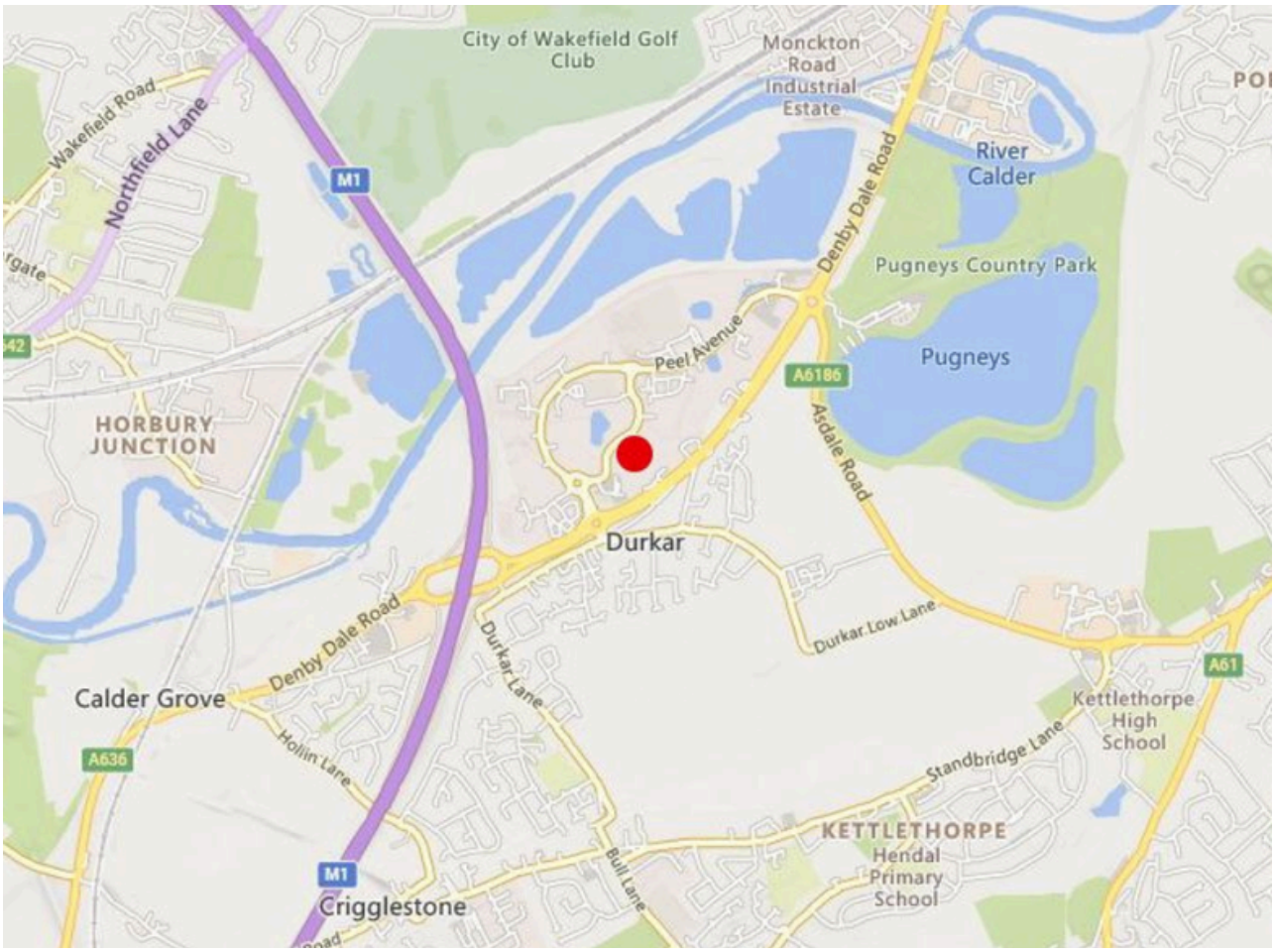
The first floor includes an open plan office with private office and store along with a zoned kitchen area.

Externally, the property benefits from 7 allocated car parking spaces. There is additional overflow/visitor parking to the site.

LOCATION

The property is located on the popular Calder Park, to the south of Wakefield City Centre and directly adjacent to Junction 39 of the M1.

Calder Park is surrounded by an abundance of businesses along with a Premier Inn Hotel, Red Kite public house, Starbucks, Burger King, KFC, Greggs and Subway.



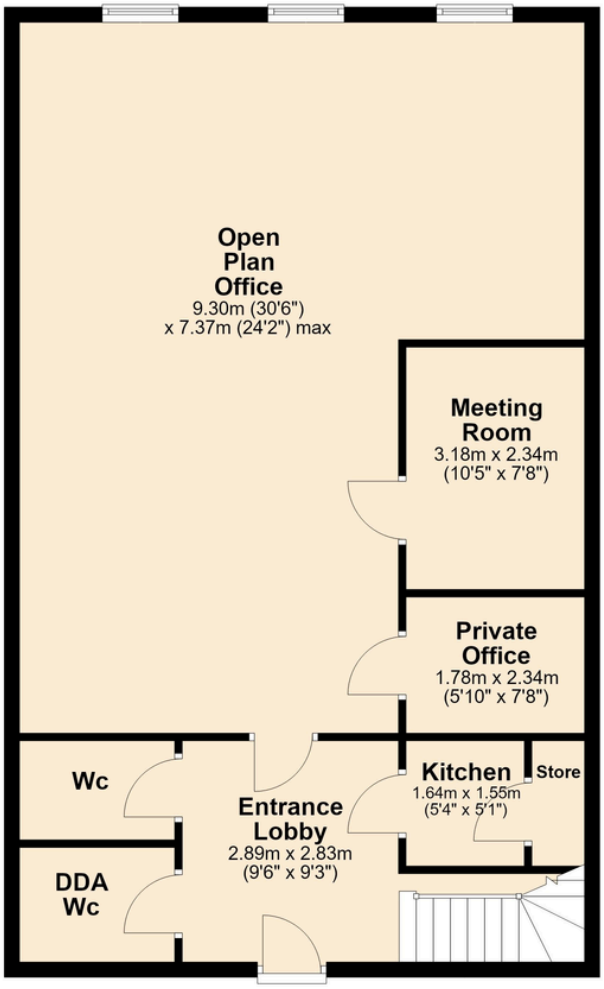
ACCOMMODATION

Ground Floor
30ft 6in ft x 24ft 1in ft = 734 sq ft
Kitchen- 5ft 1in x 5ft 8in = 29 Sq Ft

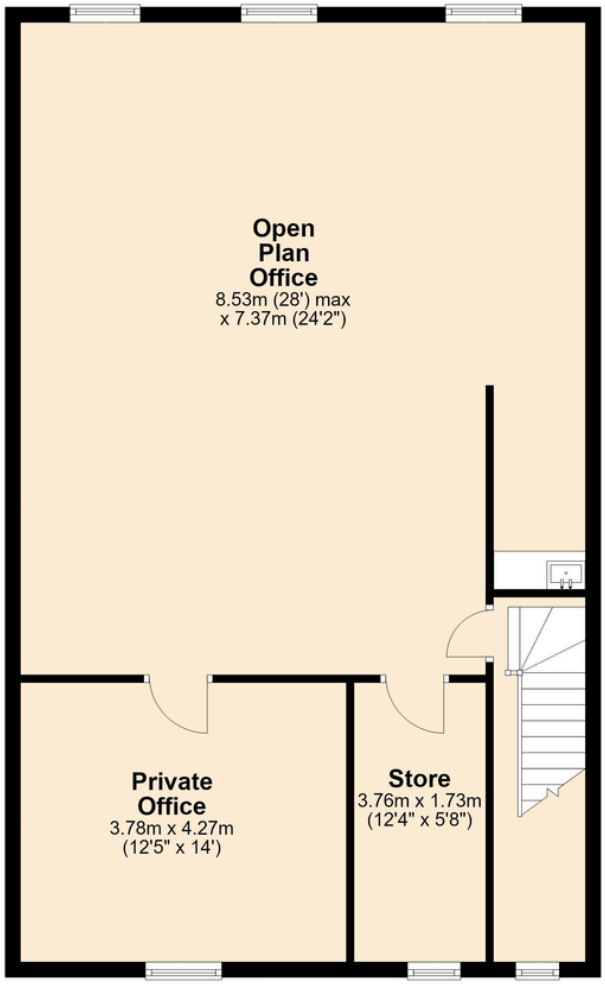
First Floor
40.5ft x 24ft 1in= 973 sq ft

Total Net Internal Area- 1,736 Sq Ft
Plus Wc facilities

Ground Floor



First Floor



SUMMARY

RENT	£22,000 per annum
LEASE	The property is by way of a Full Repairing and Insuring lease for a minimum term of 3 years. Service charge is applicable. Further details upon request.
SERVICE CHARGE	Approx. £10,700 per annum plus VAT
RATEABLE VALUE GROUND FLOOR	£9,400
RATEABLE VALUE FIRST FLOOR	£11,500
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC GROUND FLOOR	C-69
EPC FIRST FLOOR	C-70

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 created September 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.