

FIRST FLOOR OFFICES TO LET



4 Westgate Court, Silkwood Park, Ossett, WF5 9TT



- 2,037 Sq Ft (189.24 Sq M)
- £27,000 per annum
- Excellent location
- DDA Compliant
- 6 allocated car parking spaces
- Close proximity to junction 40 of the M1 motorway
- Wc and kitchen facilities
- Passenger lift

DESCRIPTION

Unit 4 is a purpose built detached office building providing well appointed modern office space. Following the letting of the ground floor, the 1st floor suite remains available offering flexible workspace.

Internally, the premises provide a combination of open plan workspace with private offices and meeting rooms, with all features expected within a modern office building including air conditioning and a passenger lift.

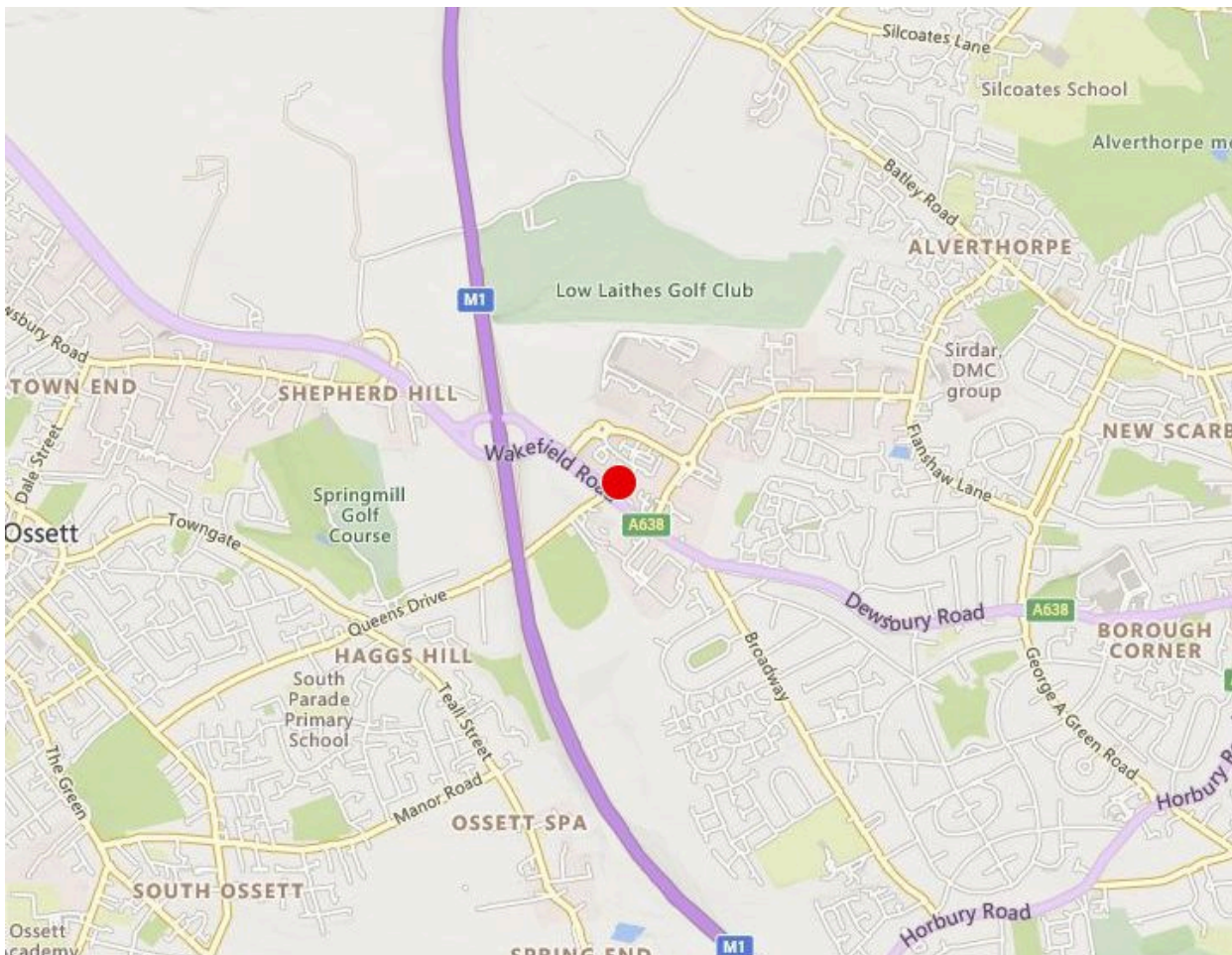
The first floor suite has the benefit of 6 allocated car parking spaces.

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

2,037 Sq Ft (189.24 Sq M)

SUMMARY

RENT	£27,000 per annum
LEASE	The property is by way of a Full Repairing and Insuring lease for a minimum term of 5 years.
RATEABLE VALUE FIRST FLOOR	To be confirmed
ESTATE SERVICE CHARGE	Applicable.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	To be confirmed

VIEWINGS & FURTHER ENQUIRIES



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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 updated October 2027 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.