



**2a & 2b WAKEFIELD 41
BUSINESS PARK
SOUTH PARK WAY
WAKEFIELD
WF2 0XJ**

TO LET

MODERN OFFICES WITH PARKING

4336-8760 SQ FT (405.6-813.8M²)

LOCATION

The property is located within the established Wakefield 41 Business Park which is a short distance from J40 of the M1, providing excellent access to the North and South. Wakefield city centre is approximately 1.5 miles to the south-east and Leeds is c. 10 miles to the north.

DESCRIPTION

The property comprises a pair of semi-detached offices which are presently interconnecting internally and can therefore be offered as a single detached office as a whole, or as two individual parts. The building is 2-storey under a pitched and hipped roof with anodised aluminium double-glazed windows, gas central heating, kitchen and WC facilities. The accommodation is predominantly open-plan internally. There is on-site car parking allocated to this building.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, (IPMS: OFFICE BUILDINGS) May 2015, the unit provides the following approximate internal areas:

Unit 2a

ground floor	2125 sq ft (197.4m ²)
first floor	2241 sq ft (208.2m ²)
total	4366 sq ft (405.6m²)

Unit 2b

ground floor	2145 sq ft (199.3m ²)
first floor	2249 sq ft (208.9m ²)
total	4394 sq ft (408.2m²)
Grand total	8760 sq ft (813.8m²)

TERMS

The suites are available to let on full repairing and insuring leases for a minimum term of 3 years at an initial rental of £12.50 per square foot per annum plus VAT

BUSINESS RATES

According to the Valuation Office Agency website, the suites have a current 2017 rateable value as follows:

Suite 2A	£29,250
Suite 2B	£29,750

Interested parties are advised to direct further enquiries to the local authority.

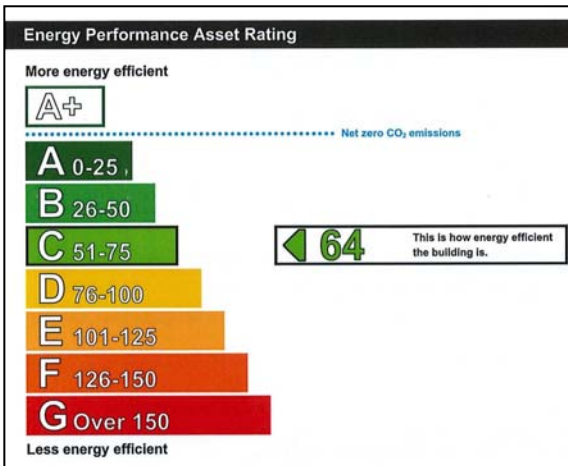
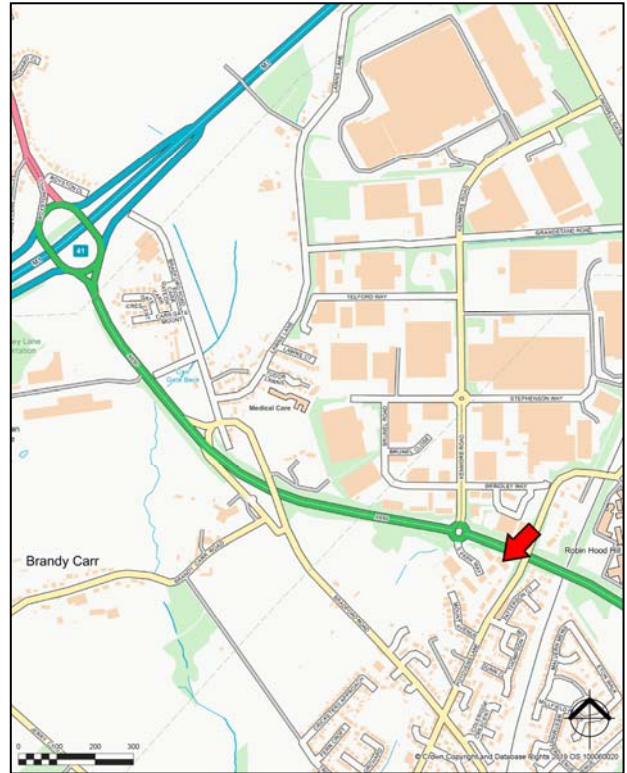
VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk) or Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk).

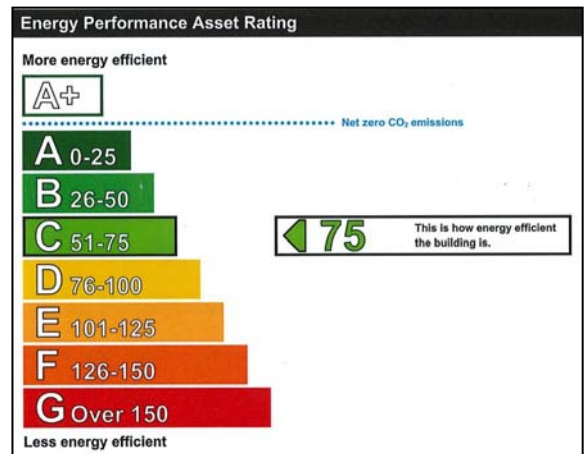
SUBJECT TO CONTRACT

Details prepared September 2019

SPD/LPJ



Suite 2A



Suite 2B

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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.