



**UNIT B
FLEMMING COURT
WHISTLER DRIVE
GLASSHOUGHTON
WF10 5HW**

**FOR
SALE/
TO LET**

**Quality offices with A/C and parking
TOTAL AREA 5129 SQ FT (476.5M²)**

LOCATION

The property is located on the Flemming Court office development accessed off Whistler Drive which is within close proximity of Xscape Yorkshire and Junction 32 Retail Park. The location benefits from being in close proximity to both M1 and M62 motorways and is approximately to the north-east of Wakefield and 14 miles south-east of Leeds.

DESCRIPTION

The property comprises a self-contained detached office over 2 floors incorporating double-glazed uPVC windows beneath a pitched slate roof. Externally there is shared courtyard car parking in landscaped grounds. Internally the property predominately open plan office accommodation benefitting from raised access floors, LED lighting, comfort cooling and an accessibility lift.

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:

Ground floor	2516 sq ft (233.8m ²)
First floor	2613 sq ft (242.8m ²)
Total	5129 sq ft (476.6m²)

The property benefits from 26 allocated on-site car parking spaces.

TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 5 years at an initial rental of **£70,000 plus VAT p.a. exclusive.** Alternatively the property may be available on a freehold basis with full vacant possession at a guide price of £875,000 plus VAT.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2017 Rateable Value of **£35,500**. Interested parties are advised to direct further enquiries to the local authority.

VIEWING/FURTHER INFORMATION

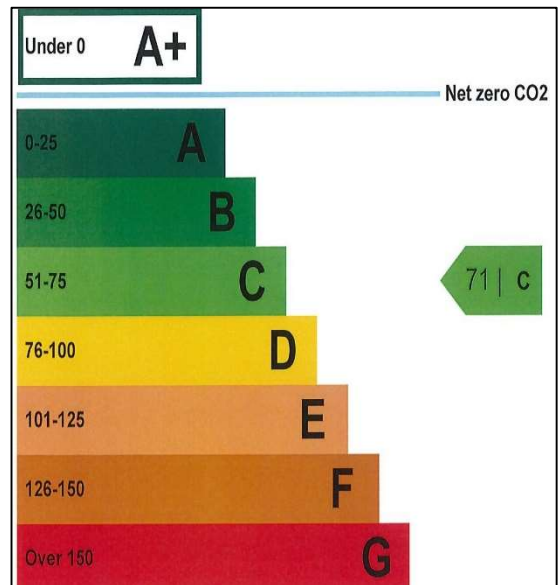
For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk) or Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared November 2020 SPD/LPJ



FOR ILLUSTRATIVE PURPOSES ONLY AND NOT TO BE RELIED UPON



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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.