

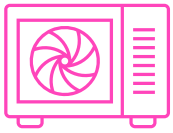


WAKEFIELD 41

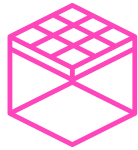
NEWLY REFURBISHED TWO STOREY SELF CONTAINED OFFICE BUILDING

UNIT 2A Wakefield 41 Business Park, South Park Way, Wakefield, WF2 0XJ

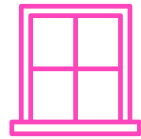
NEWLY REFURBISHED SPACE, BENEFITTING FROM THE FOLLOWING SPECIFICATION:



New Air
Conditioning
System



Suspended
Ceilings



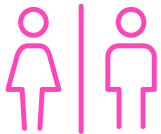
Double Glazed
Windows



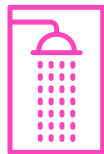
Perimeter
Trunking



LED Lighting
Throughout



WC Facilities On
Each Floor



Shower
Facilities



GROUND FLOOR



FIRST FLOOR



ACCESSIBLE TOILET

LOCATION

The property is located within the established Wakefield 41 Business Park which is a short distance from J41 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. This locality has an abundance of amenities with the Snowhill Retail Park located circa 0.5 miles away which includes McDonalds, Subway, Aldi and Starbucks.

ACCOMMODATION

Measured in accordance with the RICS code of measuring practice, the space provides the following approximate net internal floor areas:

	sq ft	sq m
Ground Floor	2,125	(197.4)
First Floor	2,241	(208.2)
Total	4,366	(405.6)



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 £14 per square foot per annum plus VAT.

RATEABLE VALUE

According to the Valuation Office Agency website, the suites have a current 2023 Rateable Value as follows: Suite 2A £38,250.

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

EPC

Unit 2A benefits from an EPC rating of 29 (B).

VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact either joint agent:

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