

TO LET

**GOOD QUALITY, AFFORDABLE OFFICES
with VERY GOOD PARKING in an
ACCESSIBLE LOCATION
3,230 - 12,572 sq.ft.**



**POWERPARK HOUSE
CALDER VALE ROAD
WAKEFIELD
WF1 5PE**

Powerpark House, Calder Vale Road, Wakefield, WF1 5PE

LOCATION

Powerpark House fronts onto Calder Vale Road approximately ½ mile south of Wakefield City Centre and within 5 minutes' walk of Wakefield Kirkgate train station and only a short drive from other useful amenities including Trinity Walk shopping centre, Marks and Spencer and a Tesco supermarket.

Wakefield is only 10 miles South of Leeds and 25 miles North of Sheffield. Powerpark House has good transport links to provide access to the main motorway networks of the M62 and M1 via the A650.

DESCRIPTION

Powerpark House is a 3 storey, brick-built office building which provides good quality open plan office accommodation on all floors. Accessed via the ground floor reception area and an 8-person passenger lift, the available accommodation is on the 1st and 2nd floors. The 1st floor is already refurbished with the specification including: -

- LED flat panel PIR sensor lighting
- Excellent natural light
- Suspended ceiling
- Ample power sockets
- Fully carpeted
- Communal W/C's
- Perimeter heating system

The second floor is to be refurbished to a similar standard but could include specific requirements if required.

It may be possible to split the 2nd floor into two smaller suites to provide approximate net internal areas of c.4,900 sq.ft and c.3,950 sq.ft.

ACCOMMODATION

The suites available at Powerpark House are located on the first and second floors and have the following net internal floor areas: -

FLOOR	SIZE sq.ft.
Part 1st Floor	3,230
Second Floor	9,342
Total	12,572

PARKING

Powerpark House benefits from abundant of on-site parking at an attractive parking ratio of 6 spaces per 1000 sq ft of office space.

RATES

The tenant will be responsible for the payment of all business rates. Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has been assessed as having an energy rating of 71 (Band C). A full copy of the EPC is available on request.

TERMS

The vacant suites at Powerpark House are available by way of a new effective full repairing and insuring lease for a term of years to be agreed. The commencing rent is to be based on **only £8.50 per square foot including parking.**

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agent:-

CARTER TOWLER
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