Office

PROPERTY CONSULTANTS wsb

Modern comfort cooled first floor office suite

To Let

1st Floor, Unit 1 Appleton Court, Wakefield, WF2 7AR



- High quality comfort cooled first floor office accommodation
- Convenient location just off J39 of the M1
- 8 dedicated onsite car parking spaces
- Flexible lease terms & a quoting rent of £19,000 p.a. + VAT

Location:
Appleton Court is situated just off Junction 39 of the M1 within the Calder Park development, a popular and well established commercial location. The property is approximately 1.4 miles East of Wakefield city centre and 15 miles South of Leeds city centre. The property offers easy access to the national motorway network.

Description:
Unit 1, Appleton Court comprises a modern two storey brick built end terrace office building set within a pleasant landscaped business park environment. The available suite comprises the whole of the first floor and provides principally open plan office space with the benefit of a quality fit out with a boardroom & private office.

Features:
- **Modern open plan office suite**
- **Quality fit out including boardroom**
- **Perimeter trunking & comfort cooling**
- **Security alarm**
- **Kitchen & WC's**

Accommodation
The property provides internal areas the following approximate net :-

Description:	Sq. m.	Sq. ft.
First Floor	112.4	1,210

Car Parking
The unit benefits from 8 dedicated car parking spaces.

VAT:
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.





Rateable Value:
According to theValuation Office Agency's Website the 1st floor suite has a Rateable Value of £14,750.

Estate Service Charge
The tenant will make a contribution towards the maintenance and upkeep of the estate.

Energy Performance Certificate
The building has a current EPC rating of B(38).
A copy of the EPC is available upon request.

Terms
This well appointed 1st floor office suite is available To Let by way of a new Full Repairing & Insuring lease for a term of years to be agreed.

The quoting rent is £19,000 per annum exclusive the equivalent of £15.70 per sq ft.

Legal Costs:
Each party to be responsible for their own legal costs incurred in any transaction.

Viewing and Further Information
Viewingstrictly by prior appointment with the sole letting agent WSB, contact:

Robin Beagley
Tel: 07733 895927
Email: rbeagley@wsbproperty.co.uk

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