



## Unit 9

Silkwood Park, Fryers Way, Wakefield, WF5 9TJ

**High quality, air conditioned, modern office space, offering fully fitted space easily accessible from J40 M1 and central Wakefield**

**1,325 sq ft**  
(123.10 sq m)

- Air conditioning and raised IT flooring
- Prominent business park location
- 7 allocated parking spaces
- Includes boardroom, meeting rooms and fitted kitchen
- Available on a new lease

# Unit 9, Silkwood Park, Fryers Way, Wakefield, WF5 9TJ

## Summary

Available Size	1,325 sq ft
Rent	£13.95 per sq ft
Rates Payable	£5.84 per sq ft
Rateable Value	£15,500
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

## Description

The available suite occupies the entire ground floor and provides high-quality, modern office accommodation extending to approximately 1,325 sq ft (net internal area). Finished to an excellent specification, the space offers:

- Predominantly open-plan layout
- Dedicated boardroom/meeting area
- Raised access flooring, IT-compatible
- Suspended ceiling with recessed Category II lighting
- Air conditioning throughout
- Remote-monitored estate CCTV security
- Fitted kitchen facilities

## Property Highlights / Amenities

- Total parking spaces: 7

## Location

Unit 9 is situated within the highly regarded Wakefield Office Village, located in the Northern Quadrant of Silkwood Park. Silkwood Park benefits from immediate access to Junction 40 of the M1 motorway, offering excellent connectivity across the region.

Wakefield city centre lies just 2 miles to the south-east, while Leeds is easily reached within a 15-minute drive to the north. Silkwood Park is a well-established commercial hub, home to a diverse mix of businesses. The development also features on-site amenities including a Total Fitness gym and a Ramada by Wyndham hotel.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,325	123.10	Available
Total	1,325	123.10	

## Terms

The ground floor of Unit 9 is available to let by way of a new Full Repairing & Insuring lease for a term of years to be agreed at a rent of £13.95 sq ft (£18,483.75 + VAT) .



## Viewing & Further Information



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