



Unit 7

Silkwood Park, Fryers Way, Wakefield, WF5 9AD

A freshly refurbished ground floor office on this popular business park just off J40 of the M1

2,070 sq ft
(192.31 sq m)

- To be fully refurbished - High quality specification
- Raised access floors with IT floor boxes
- LED Lighting
- 10 dedicated car parking spaces
- Convenient location for the M1 and surrounding areas
- Available by way of a new lease

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Summary

Available Size	2,070 sq ft
Rent	£14.50 per sq ft
Rates Payable	£4.90 per sq ft As of April 2026
Rateable Value	£23,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

Unit 7 is a two storey self-contained detached modern office building with the available floor comprising suite of the ground floor. The refurbished office will provide flexible modern open plan working environment finished to a high specification with a kitchen/breakout area, LED lighting, new carpeting and a raised access IT flooring.

Location

Unit 7 is located on the popular Wakefield Office Village in the Northern Quadrant of Silkwood Park. Silkwood Park is situated immediately off J40 of the M1 providing superb accessibility to the entire region. Wakefield city centre is approximately 2 miles to the South East of the development whilst Leeds is a 15 minute drive to the North.

Silkwood Park is a mixed use office, industrial and leisure development and is home to a number of large corporate and SME businesses along with a Total Fitness gym, Costa Coffee and a Ramada hotel.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,070	192.31	Available
Total	2,070	192.31	

Specification

Providing high quality refurbished open plan office space, the specification includes:

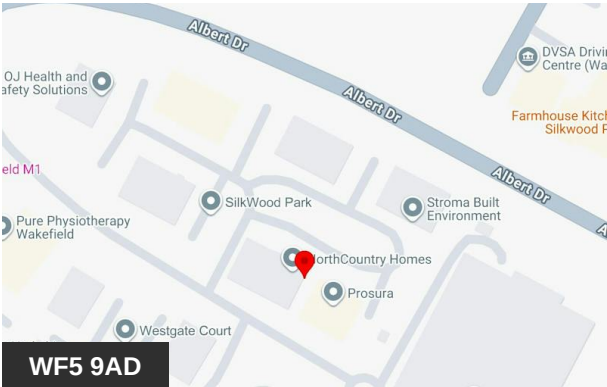
- Raised access IT compatible flooring
- Suspended ceiling with new LED lighting
- Gas fired central heating
- Remote monitored estate CCTV system
- Fitted kitchen
- 10 allocated car parking spaces

Viewings

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

Terms

The ground floor is available to let by way of a new Full Repairing & Insuring lease at a competitive quoting rent of only £14.50 sq ft (£30,015 per annum) + VAT.



Viewing & Further Information



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