PROPERTY CONSULTANTS wsb

TO LET



Unit 6

Navigation Court, Calder Park, Wakefield, WF2 7BJ

High-Quality self-contained detached office available with lake views on Yorkshire's premier business park

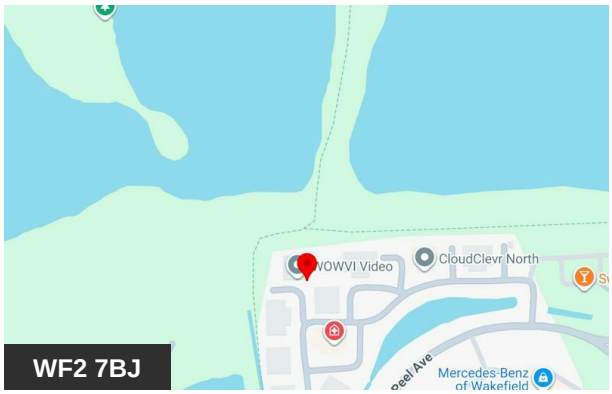
2,325 sq ft
(216 sq m)

- Self-contained unit with dedicated parking
- Offered on a new lease
- kitchen area
- Benefits from existing meeting space
- Light, airy offices & fully glazed entrance area
- Raised access flooring & air condioning

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Summary

Available Size	2,325 sq ft
Rent	£36,000 per annum
Rates Payable	£5.53 per sq ft Each currently floor separately assessed
Rateable Value	£29,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.02 per sq ft
EPC Rating	D (100)







Description

Unit 6 Navigation Court comprises a modern, self-contained office building occupying a prominent position within the sought-after Navigation Court development on Calder Park.

Arranged over ground and first floors, the property provides high-quality air conditioned office accommodation with attractive views across the adjoining nature reserve. The space is predominantly open plan, supplemented by a number of meeting rooms and private offices, offering occupiers a flexible working environment capable of accommodating a range of business requirements.

The property presents an opportunity to lease high-quality office accommodation within Yorkshire's premier business park location, benefiting from an attractive landscaped setting, dedicated on-site parking and excellent access to Junction 39 of the M1 motorway.

Location

Unit 6 Navigation Court occupies a prominent position within the established Calder Park Business Park, one of Yorkshire's premier business locations. Situated immediately off Junction 39 of the M1, the park is accessed via the A636 Denby Dale Road and offers excellent connectivity to Wakefield, Leeds and the wider regional motorway network.

The property's convenient location benefits from regular bus services connecting to Wakefield city centre, whilst the M1 motorway can be accessed within approximately two minutes, providing swift links to the region's principal commercial centres.

Accommodation

Name	sq ft	sq m	Availability
Ground - Floor	1,052	97.73	Available
1st - floor	1,273	118.27	Available
Total	**2,325**	**216**	

Terms

Unit 6 is offered on a new full repairing and insuring lease on terms to be agreed at a quoting rent of £36,000 + VAT.

Viewing & Further Information



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