PROPERTY CONSULTANTS wsb

TO LET



Unit 8

Navigation Court, Calder Park, Wakefield, WF2 7BJ

High Quality Office Suite on the well established Calder Park with 15 Parking Spaces, adjacent to J39 M1

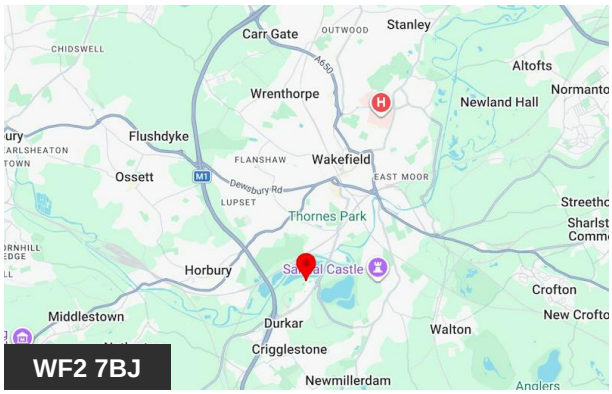
3,106 sq ft
(288.56 sq m)

- Fully air conditioned
- Raised access floor and suspended ceilings
- Passenger lift
- Fitted kitchen
- 15 Car Parking Spaces
- Offered on a new lease

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Summary

Available Size	3,106 sq ft
Rent	£47,000 per annum
Rates Payable	£5.18 per sq ft
Rateable Value	£37,250
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)







Description

Unit 8 Navigation Court comprises a modern two-storey purpose-built office building. The available accommodation consists of the entire first floor, providing high-quality office space capable of accommodating a wide range of occupiers, with the benefit of 15 dedicated parking spaces.

The suite benefits from the following specification:

*Predominantly open plan office accommodation
*Raised access floors
*Suspended ceilings with recessed lighting
*Air conditioning throughout
*Passenger lift access
*Fitted kitchen
*Remote monitored estate-wide CCTV security
*Excellent natural light

The accommodation offers a professional working environment within one of Wakefield's most established business park locations.

Location

Unit 8 Navigation Court is located within Navigation Court, a modern office development on the established Calder Park Business Park, one of Wakefield's premier business locations.

The property benefits from excellent connectivity, being situated immediately off Junction 39 of the M1, providing easy access to Leeds, Sheffield and the wider motorway network. Wakefield city centre lies approximately 2 miles to the north-east, with Leeds city centre approximately 13 miles away.

Calder Park offers an attractive business environment with a range of nearby amenities including Starbucks, Subway, Spar Convenience Store, Premier Inn, and the popular Red Kite and Swan & Cygnet public houses. Regular bus services also provide convenient links to Wakefield city centre.

Viewings

For further information or to arrange a viewing contact the sole letting agent WSB

Terms

The first floor suite is available to let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed. At a quoting rent of £46,500 per annum

Viewing & Further Information



Robin Beagley
07733 895927
rbeagley@wsbproperty.co.uk

exclusive, plus VAT.

Further information, including service charge and lease terms, is available upon request.

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