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TO LET

**4366 sq ft MODERN TWO STOREY OFFICES
WITH ON SITE CAR PARKING**

**UNIT 2A, SOUTH PARK WAY, WAKEFIELD 41 BUSINESS PARK
WAKEFIELD, WF2 0XJ**



SITUATION

The property is situated on the popular Wakefield 41 Business Park on the northern outskirts of Wakefield adjacent to J41 of the M1 and close to the intersection where the M1 meets the M62.

It is convenient for connections into Leeds which is about five miles distant as well as other West and South Yorkshire centres including Bradford, Huddersfield and Barnsley.

DESCRIPTION and ACCOMMODATION

This is the ground and first floor of a purpose built office building being part of an office development dating from the mid 1980's. It is brick built with a tiled roof and blue aluminium feature glazing units.

The net internal floor area is:

	Sq ft
Ground Floor	2125
First Floor	2241
	<hr/>
	4366

The accommodation is open plan. It is carpeted, has a suspended ceiling, double glazed aluminium windows and gas central heating.

Ladies and Gents WC facilities are provided for the exclusive use of this office.

EXTERNAL

Twenty dedicated parking spaces are included.

SERVICES

Mains services comprising water, drainage, gas and electricity are connected. There is a gas fired central heating system.

RATES

An extract from the 2005 Valuation List for Wakefield MDC is reproduced below:

Billing Authority Reference	Description	£ RV	C	Effective Date	List Alteration Date	Summary Valuation
3113070021	OFFICES AND PREMISES	49,250	N	01 Apr 2005	07 Mar 2006	Valuation

The Uniform Business Rate for 2008/2009 is 46.2p in the £.

LEASE

The property is available by way of a new lease on full repairing and insuring terms for a preferred period of three years. A service charge is levied in respect of the maintenance and upkeep of the common landscape and car park areas.

RENT

Starting at £10 per sq ft with initial rent free period.

Consideration will be given to letting the ground floor and first floor separately.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 or Nikki Moore or Peta Brydon at Atis Real 0113 242 0044

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