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**MODERN OFFICES TO LET**  
**330 sq ft to 2220 sq ft**

*Tell us what you want! Long term or short term, formal or flexible. We are willing to negotiate the right package to suit your business.*

**APPLETON COURT**  
**CALDER PARK**  
**WAKEFIELD, WF2 7AR**



**SITUATION**

The development is to be found on Calder Park, one of Wakefield's major business locations with almost direct access to Junction 39 of the M1 Motorway via the A636 Denby Dale Road.

**DESCRIPTION**

This is two of three terraces of office buildings built in 2004. They are set in an attractive courtyard environment and provide high quality office accommodation in self contained units which can be configured from as small as 330 sq ft to as big as 4000 sq ft with a range of unit sizes in between either at ground or first floor level. Each unit includes:

- Suspended ceilings
- Recessed Category II lighting
- Perimeter trunking
- Double glazing
- Carpeting throughout
- Fitted kitchen
- Fire & Burglar alarms
- Dedicated Parking

**AVAILABILITY (January 2012)**

Unit	Floor	Car Spaces	Status	Sq ft	Monthly rent	RV
10b	First	4	Available	920	£ 620	£11,750
11a	Ground	4	Available	830	£ 555	£11,000
11b	First	4	Available	1010	£ 675	£12,750
17a	Ground	4	Available	740	£ 500	£ 9,600

For viewings contact Chris Rowlands & Co. 01226 791984 [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

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## **RATES**

The RV indicated is taken from the Valuation Office web site [www.voa.gov.uk](http://www.voa.gov.uk) and relates to the 2010 Valuation List.

National non domestic rates are payable in accordance with the Uniform Business Rate which is 43.3p in the £ for 2011/2012.

## **SERVICE CHARGE**

A service charge is levied for the upkeep of the estate external areas.

Multi let units also attract a service charge for the upkeep of the internal common areas.

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### **IMPORTANT NOTICE**

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.