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TO LET

**4066 sq ft MODERN TWO STOREY
OFFICES WITH ON SITE CAR
PARKING**

**UNIT 4, 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	1996
First Floor	2070
	<hr/> 4066

The accommodation is mostly open plan though there is some partitioning to both floors. 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

Eighteen 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 2010 Valuation List for Wakefield MDC is reproduced below:

Billing authority reference	Address of property	Description	With effect from	RV
3113079004	4, SOUTH PARK WAY, WAKEFIELD 41, WRENTHORPE, WAKEFIELD, WEST YORKSHIRE, WF2 0XJ	OFFICES AND PREMISES	01 Apr 2010	£48,750

Rates will be payable by the occupier in accordance with the Uniform Business Rate which for 2011/2012 is 43.3p 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

£24,500 (Twenty Four Thousand, Five Hundred Pounds) per annum.

The landlords are willing to be flexible on terms and consideration will be given to letting the ground floor and first floor separately.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 or chris@chrisrowlands.co.uk

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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 6th 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.