

NEWLY REFURBISHED GROUND FLOOR OFFICE/STUDIO SPACE TO LET

Vickers
carnley



5a South Park Way, Wakefield 41 Business Park,
Wakefield, WF2 0XJ



- 1,750 sq ft (165.57 Sq M)
- Ideal for a variety of commercial uses
- 6 on site car parking spaces
- Flexible, newly refurbished space
- Kitchen & Wc facilities
- Close to Junction 41 of the M1 motorway

DESCRIPTION

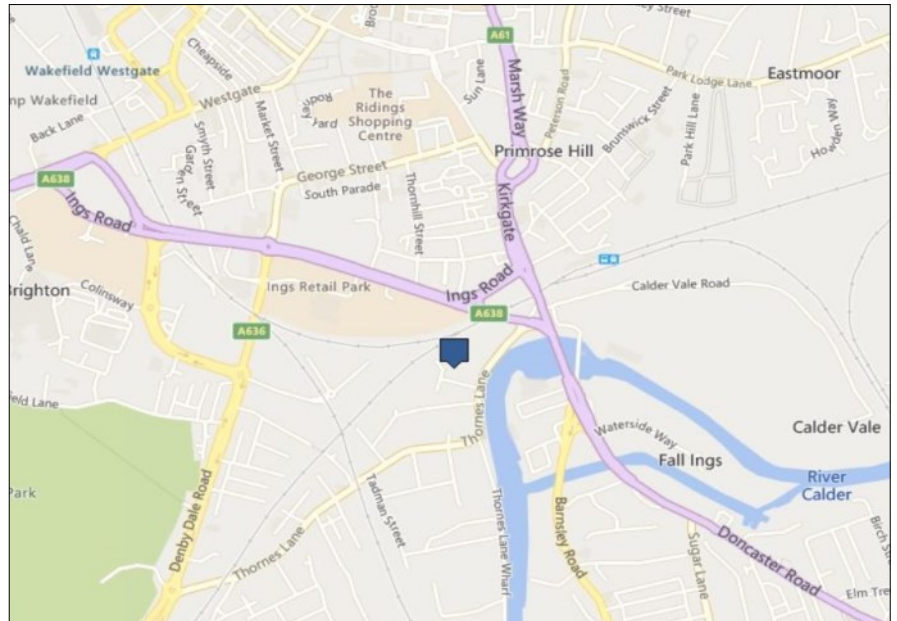
This is a very flexible, newly refurbished ground floor studio/office space. The space includes hot & cold air con units suspended ceiling, led lighting, kitchen & Wc facilities. The accommodation is offered with six marked car parking spaces.

LOCATION

This is widely regarded as the number 1 location for commercial space in the Wakefield area being just a few minutes drive from Junction 41 of the M1 motorway and a similar distance to the Snowhill district centre where major retailers are located including Aldi, Poundland, Busy Bees nursery, Burger King to name but a few.

ACCOMMODATION

Ground floor:
48ft x 22ft = 1,076 sq ft
18ft x 29ft = 522 sq ft
19ft x 8ft = 152 sq ft



Total Net Internal Area= 1,750 sq ft Includes kitchen

SUMMARY

RENT	£25,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	Awaiting assessment.
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
VAT	Applicable.
SERVICE CHARGE	Applicable. Further details upon request.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	B-40



VIEWINGS & FURTHER ENQUIRIES



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GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were created June 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.