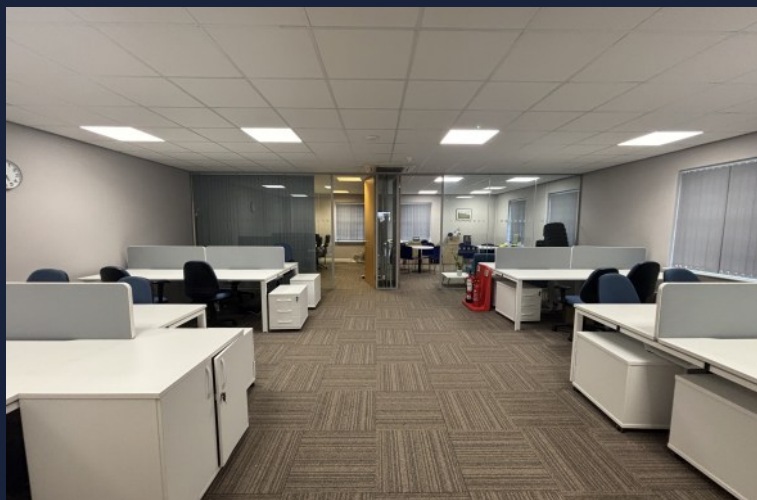


SUPERB OFFICE PREMISES WITH CAR PARKING TO LET



4 Navigation Court, Wakefield, WF2 7BJ



- 2,600 sq ft (242 sq m)
- Former call centre space
- Raised access floors
- 9 car parking spaces
- Close to Junction 38 of the M1 Motorway
- Can be let fully furnished

DESCRIPTION

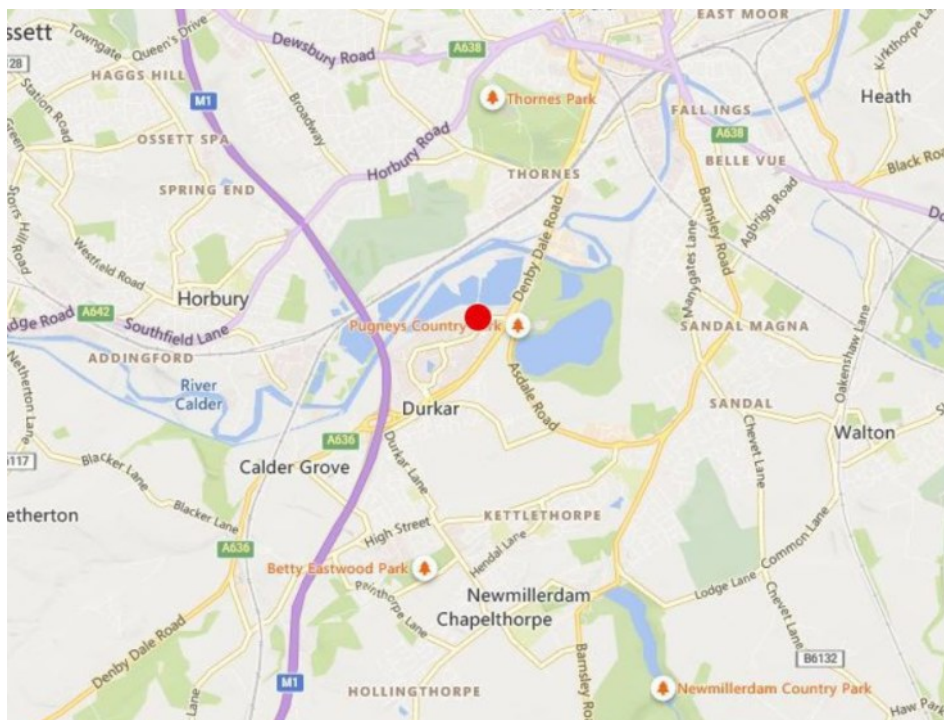
This is a very well presented modern office which in the past has been utilised as a call centre and therefore offers well planned space which includes open plan offices along with separate meeting rooms. The premises are air conditioned and fully furnished ready for immediate occupation. Male and female Wc facilities along with kitchen are situated just off the reception area.

The premises benefit from have 8 on site car parking spaces.

LOCATION

The premises occupy an almost picturesque location on one of Wakefield's more greener business parks.

Being situated close to the Swan and Cygnet public house and the Mercedes Benz Garage yet being less than 1 mile from junction 39 of the M1 motorway. The city centre and Westgate Railway Station are both just a short drive away.



ACCOMMODATION

Ground floor - 1,300 sq ft Includes

Reception area -	15ft 10in x 15ft 7in
Kitchen -	7ft 3in x 5ft 3in
General office -	27ft 6in x 21ft 1in
Private office -	13ft 7in x 15ft 3in
Private office -	13ft 7in x 15ft 3in

First floor - 1,300 sq ft

General office -	27ft 6in x 52ft 6in
Private office -	9ft 6in x 13ft 8in

Total net internal area = 2,600 sq ft plus Wc's

SUMMARY

RENT	£38,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£27,750
SMALL BUSINESS RATES RELIEF	Not applicable. For more information, please contact the local authority on 01977 727121.
SERVICE CHARGE	Approx. £3,000 per annum
BUILDINGS INSURANCE	Approx. £912.37 per annum
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assessment.

VIEWINGS & FURTHER INFORMATION



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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 December 2025 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.