



## Offices @ G Park

Tuscany Way, Wakefield Europort, Normanton, WF6 2UA

**Well appointed 2nd Floor  
office suite with extensive  
parking available on flexible  
& competitive lease terms**

**3,581 sq ft**  
(332.69 sq m)

- Convenient location - easy access to M62, M1 & A1
- 25 Car Parking spaces
- Well appointed suite with full height glazed entrance area
- Fully DDA compliant
- Passenger lift
- Available on highly competitive & flexible lease terms
- Air conditioning, suspended ceiling & recessed lighting

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## Summary

<b>Available Size</b>	3,581 sq ft
<b>Rent</b>	£10 per sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	£5 per sq ft Includes Business Rates
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

Offices @ G Park Wakefield Europort comprises a large distribution warehouse with high quality ancillary offices. The available office suite is situated on the 2nd floor of this impressive 3 storey office block which offers unrivaled parking provisions of 25 spaces, ensuring ample parking for staff and visitors.

## Location

Offices @ G Park Wakefield Europort is situated on one of Yorkshire's most sought after distribution locations. Located just off junction 31 of the M62 accessed via the A655.

The property's prominent and convenient location on Tuscany Way means that it offers fantastic vehicular access and to the region's main conurbations, with the M1 only 5 minute away. G Park Wakefield Europort offers a thriving business environment complemented by the nearby Junction 32 which offers fantastic retail and leisure, including a Starbucks, Pizza Express, Costa Coffee, Premier Inn hotel and a selection of restaurants.

## Accommodation

The accommodation comprises the following areas:

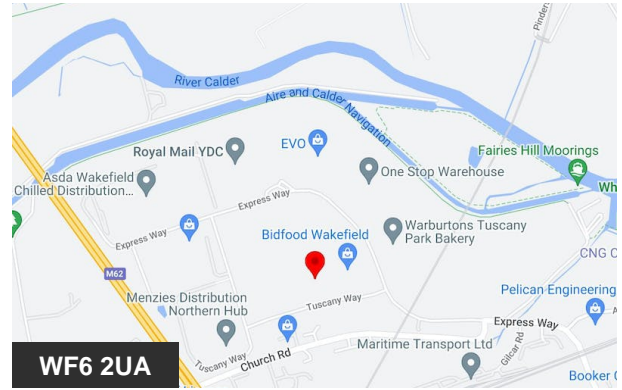
Name	sq ft	sq m	Availability
2nd - Suite E	3,581	332.69	Available
<b>Total</b>	<b>3,581</b>	<b>332.69</b>	

## Viewings

To arrange a viewing or for further information, please contact the sole letting agents WSB.

## Terms

Suite E is available to let by way of a new Full Repairing & Insuring lease for a term of years to be agreed at a quoting rent of £10.00 sq ft exclusive



## Viewing & Further Information



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