



Unit 2, Westgate Court

Silkwood Park, Ossett, Wakefield, WF5 9TT

A well appointed ground floor suite located on this popular and conveniently positioned business park just off J40 of the M1

1,210 sq ft
(112.41 sq m)

- Well appointed ground floor suite
- Air conditioning & passenger lift
- Popular & well established business park location
- Available by way of a new lease
- 3 allocated parking space
- Available afor immediate occupation

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Summary

Available Size	1,210 sq ft
Rent	£13.25 per sq ft
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (30)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,210	112.41	Available
Total	1,210	112.41	

Description

Unit 2 is a purpose built detached office building providing modern, refurbished flexible workspace. The premises benefit from air conditioning, a kitchen area, suspended ceilings, perimeter trucking and Cat 5 data cabling.

The available accommodation comprises part of the ground floor and has 3 allocated car parking spaces.

Location

Westgate Court is situated on the well established Silkwood Park, just off Junction 40 of the M1 motorway, and approximately 2 miles from Wakefield City Centre

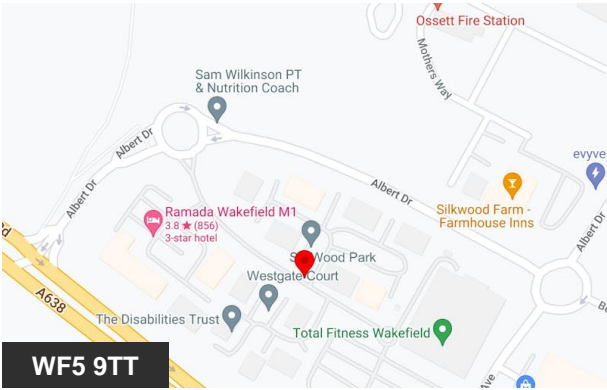
Silkwood Park is accessed via the A638 Dewsbury Road which links the M1 motorway to Wakefield City Centre. As well as enjoying excellent regional connectivity, Westgate Court also has a host of amenities on the doorstep including Total Fitness Health & Leisure Club, Greggs, Costa, Ramada Hotel and Holiday Inn Hotel all within a short walking distance.

Terms

The final ground floor suite within Unit 2 is available to let by way of a new Full Repairing and Insuring Lease at a quoting rent of £13.25 per sq ft.

Viewings

Viewings are via prior arrangement through joint agents WSB or Vickers Carnley



Viewing & Further Information



Robin Beagley
07733 895927
rbeagley@wsbproperty.co.uk



Duncan Senior
07888 730366
dsenior@wsbproperty.co.uk