



FIRST FLOOR
OFFICES TO LET
800 sq ft (74sq m)



UNIT 7
SILKWOOD OFFICE PARK
WAKEFIELD
WF5 9TJ

Bowcliffe, Trinity One, Neptune Street, Leeds, LS9 8AE.
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Reg. No. OC319613

LOCATION

Situated on Silkwood Office Park, adjacent to J40 of the M1 motorway, approximately 2 miles west of Wakefield City centre and 10 miles south of Leeds.

Silkwood Park is a modern, mixed use development comprising office, industrial and leisure properties including Total Fitness Gym adjacent to the subject property.

DESCRIPTION

A detached, purpose built office building. The available accommodation is to the first floor benefiting from raised access floor, suspended ceiling with Cat II lighting, gas central heating and wc facilities.

There are up to 5 parking spaces available with the suite.

LEASE TERMS

The offices are available upon flexible terms by negotiation.

Subject To Contract

RENT

£12psf exclusive.

RATES

The available first floor suite is currently assessed as;

Unit 7a - £8,100

EPC

The property is assessed with a rating of C62. A copy of the EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

All enquiries should be via the sole agents, Bowcliffe. For further information or to make arrangements to view, please contact:

Bowcliffe (0113 245 2452)

Contact: Jeff Robertson

jr@bowcliffellp.com

Date of Particulars: April 2018

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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