

Unit 2, Westgate Court, Silkwood Park

| Wakefield | WF5 9TJ |

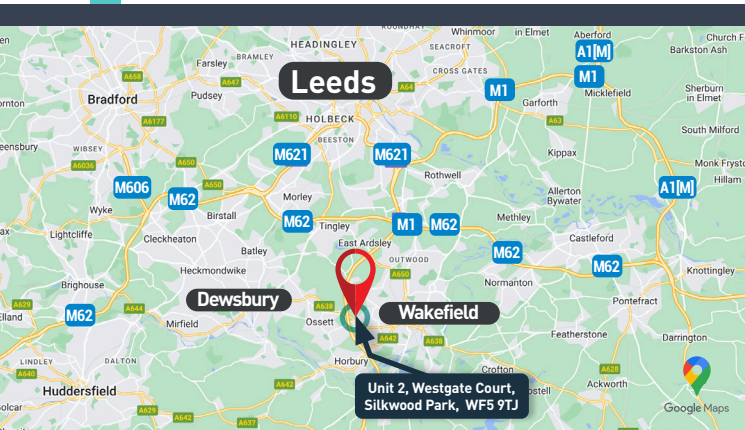
Lambert
Smith
Hampton



/// what3words exploring.example.grounded

TO LET Modern Office Accommodation





LOCATION & SITUATION

Westgate Court is situated on the well established Silkwood Park, some 2 miles to the west of Wakefield City Centre just off Junction 40 of the M1 Motorway. The Park is accessed via the A638 Dewsbury Road, which links the M1 Motorway to Wakefield City Centre. Westgate Court is located only 12 miles from Leeds City Centre.

DESCRIPTION

A modern development offering well managed, high quality accommodation forming part of the highly accessible and recently upgraded Westgate Court. The self-contained, two-storey detached office building provides the following Specification:

- ✓ Suspended tiled ceilings
- ✓ Heating and Cooling system
- ✓ Perimeter Trunking
- ✓ 2 x Kitchenette
- ✓ DDA compliant lift
- ✓ 11 parking spaces

ACCOMMODATION

Net Internal Area	Sq Ft	Sq M
Ground	2,049	190
First	2,035	189
Total	4,084	379

EPC

The property has an EPC rating of B (30).

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of new Full Repairing and Insuring lease on terms to be agreed. Details of the quoting rent are available on application.



/// what3words exploring.example.grounded

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS April-2024

**Lambert
Smith
Hampton**

www.lsh.co.uk

Viewing and Further Information

Viewing strictly by prior appointment:

Matthew Procter

M: 07514 311590

E: MProcter@lsh.co.uk

Lambert Smith Hampton

9 Bond Court, Leeds, LS1 2JZ

Office: 0113 245 9393



Keep up-to-date with LSH news and updates

#LSHKNOWS