



Sanderson  
Weatherall

# TO LET

HYBRID OFFICE WITH STORE ON  
ESTABLISHED BUSINESS PARK  
J40 M1

Unit 1 Silkwood Court  
Silkwood Park  
Wakefield  
WF5 9TP





## Location

Silkwood Court is located within the established Silkwood Park development, just off Albert Drive. Albert Drive provides access to Wakefield Road (A638) and J40 of the M1 motorway, which leads to the national motorway network beyond.

Local occupiers include Marsh Commercial, TQ Environmental Limited, Carclo plc , Debt Collection Services and CGC Food Partners to name but a few.

## Description

The subject property comprises a two storey hybrid office/industrial building with the following specification:

- Good quality, open plan & cellular office accommodation
- Store/warehouse area accessed via roller shutter
- Perimeter trunking
- Suspended ceilings
- Cat II Lighting
- Comfort cooling and underfloor heating
- Secure environment - CCTV and ADT monitored intruder and fire alarms.
- 20 x dedicated car parking spaces.
- Reduced utility charges through installed Solar PV.

## Accommodation

Description	Approx. Net Internal Floor Area	
	Sq M	Sq Ft
Ground Floor Office	130.10	1,400
Ground Floor Store	73.39	790
First Floor	248.90	2,679
<b>Total</b>	<b>452.39</b>	<b>4,869</b>

## Energy Performance Certificate (EPC)

The property has been assessed and has achieved a B (43) rating, A full EPC is available on request.



## Rateable Value

The property is assessed in the 2023 rating list as follows:

Address	Description	Rateable Value
Unit 1 Silkwood Court	Offices and Premises	£30,750

## Terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed,

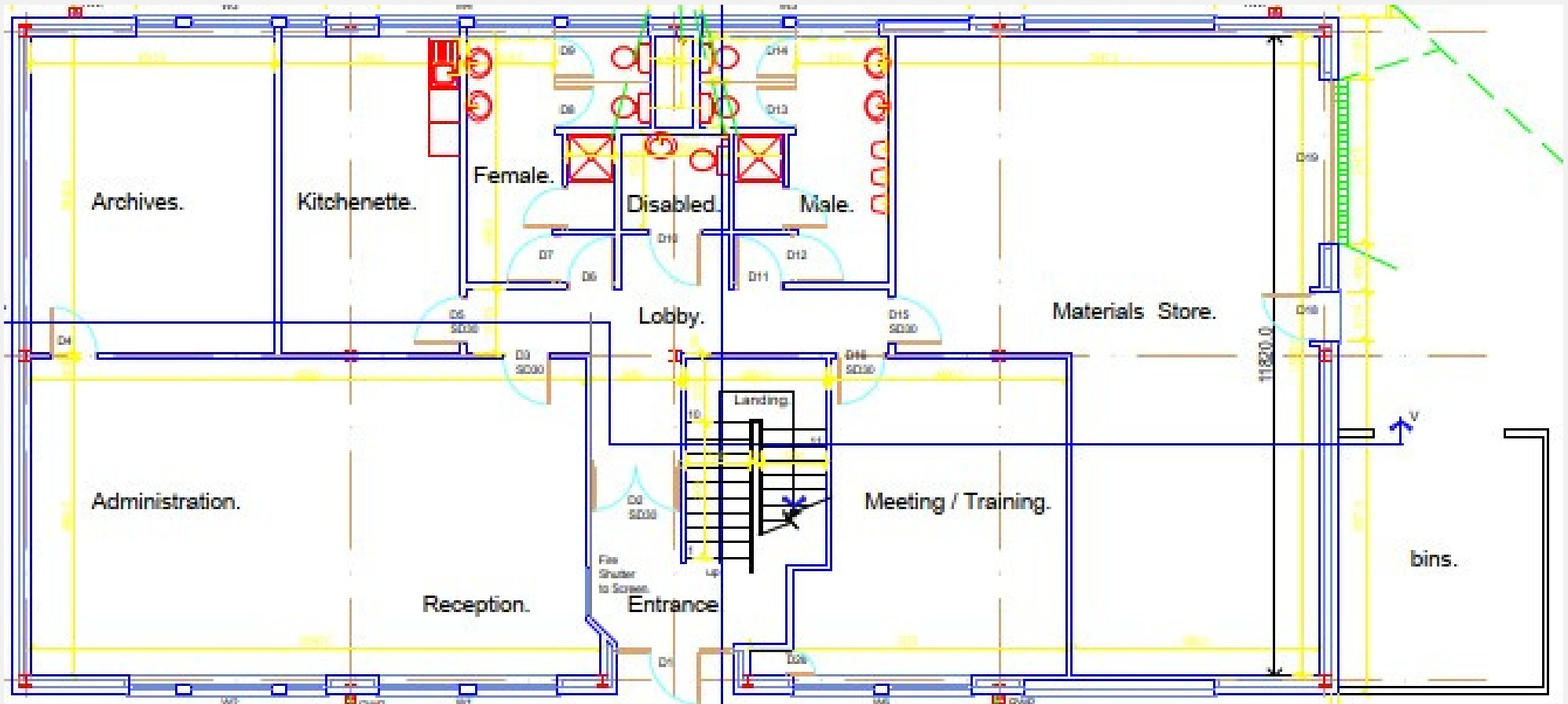
## Rent

The quoting rent is £59,000 per annum exclusive.

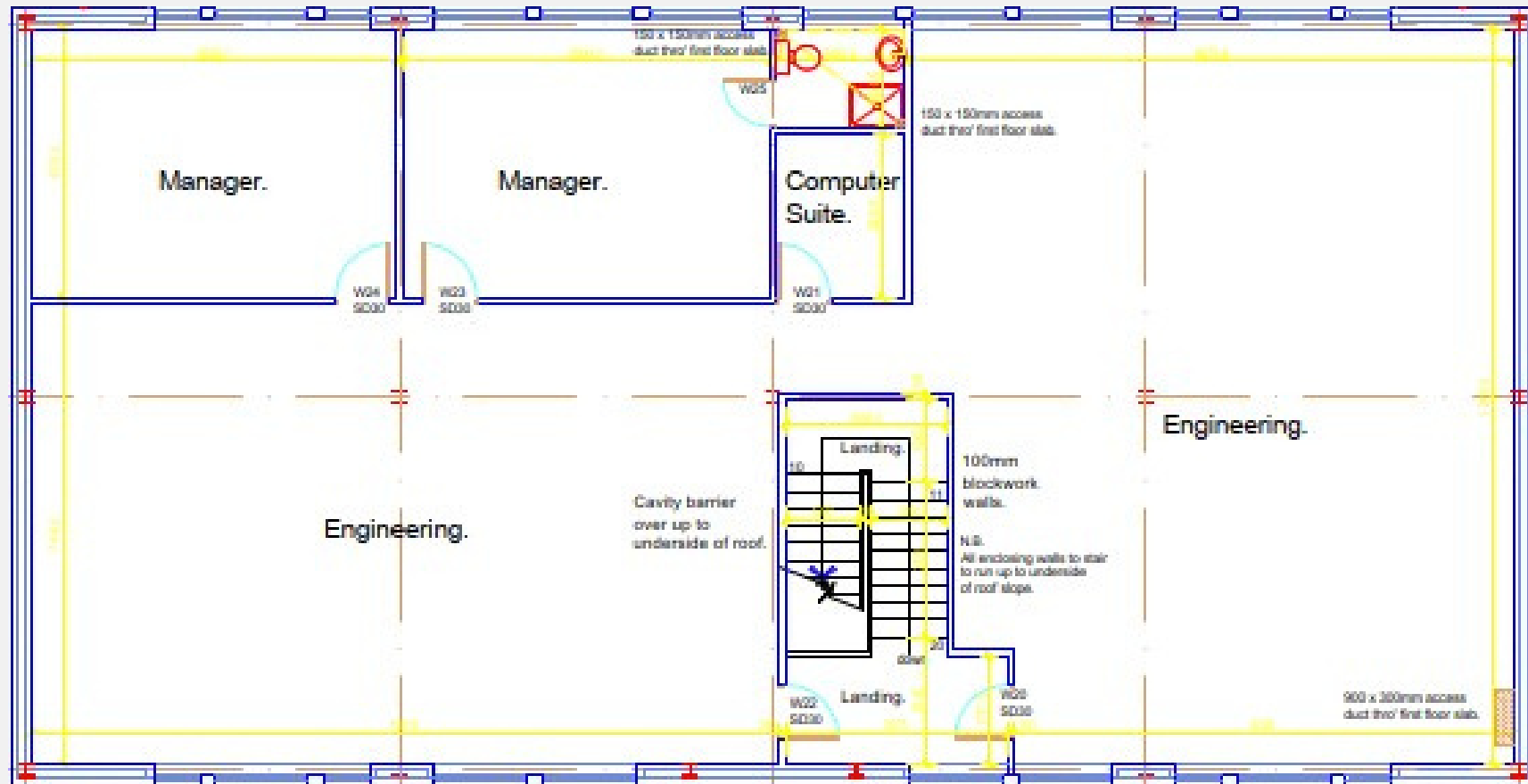
## VAT

All figures quoted are deemed to be exclusive of VAT which is payable in addition.

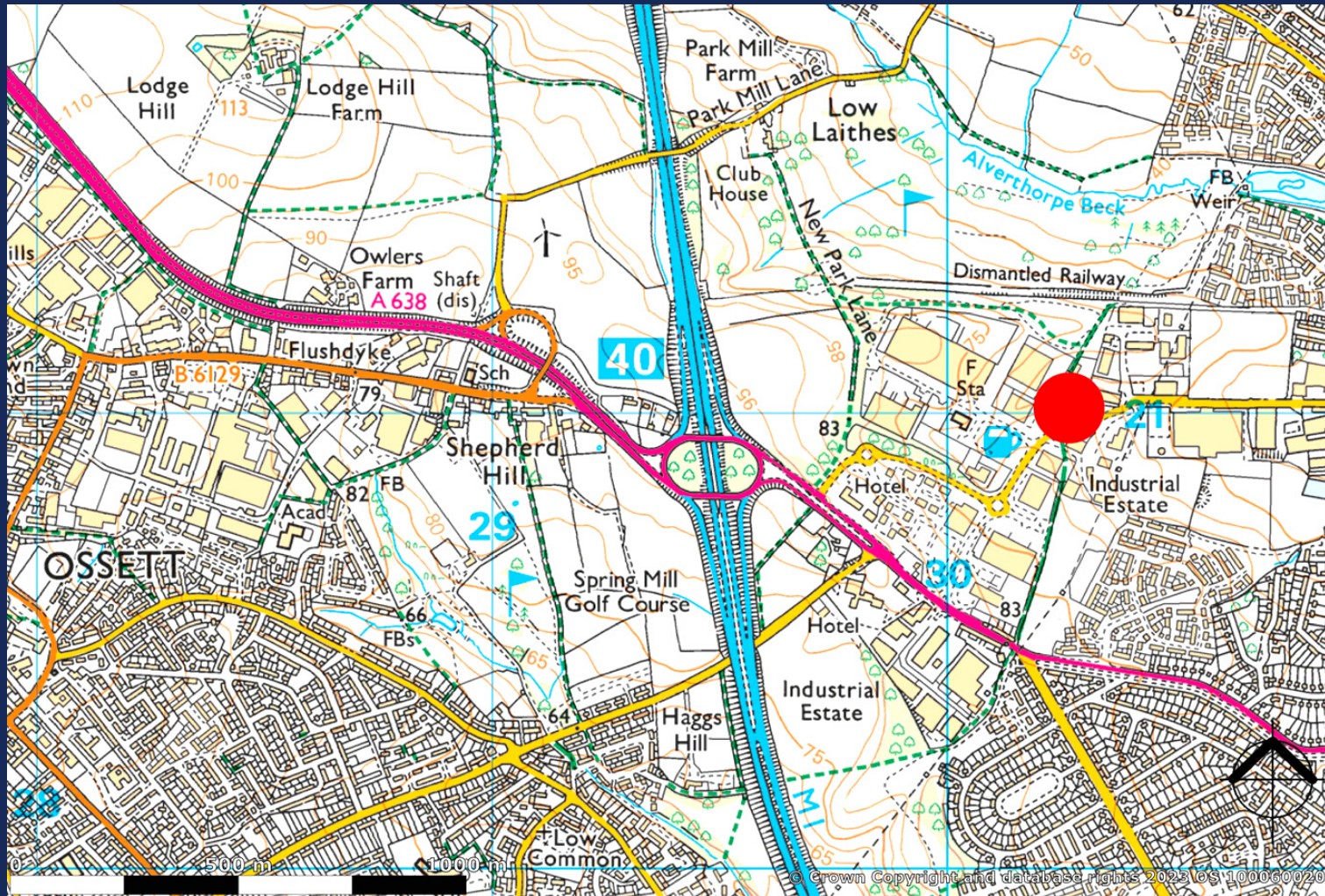
# Ground Floor Plan



# First Floor Plan







# Viewings

For further information or to arrange a viewing please contact the sole letting agents:

Richard Dunn  
07801 767 859  
richard.dunn@sw.co.uk

Jay Dhesi  
07518 290 500  
jay.dhesi@sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL



Sanderson  
Weatherall

sw.co.uk