



# TO LET

Newly Refurbished Office Accommodation on Established Business Park J40 M1  
Unit 4, 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 TQ Environmental Limited, Carclo plc, CW Dix Accountants and Hydro to name but a few.

## Description

Unit 4 Silkwood Court comprises a two storey office building with a feature entrance and double height glazing. The available ground floor suite benefits from the following specification:

- Open plan with integrated meeting room
- Comfort cooling
- Suspended ceilings with LED lighting
- Under floor heating
- Combination of perimeter trunking and in-set floor boxes
- Carpeting throughout
- Male/female toilets and disabled W/Cs
- Kitchen
- 10 dedicated car parking spaces

Silkwood Court has advanced security measures which include external automated window shutters and monitored intruder and fire alarm systems. Externally, the site benefits from CCTV coverage and a hydraulic traffic barrier.

## Energy Performance Certificate (EPC)

The property has been assessed and has achieved a C (54) rating. A full copy of the EPC is available upon request.

## Service Charge

A service charge will be levied towards the repair and maintenance of the common areas of the building and the estate and is payable in addition. Further details on application.



## Rateable Value

Address	Description	Rateable Value
Ground Floor	Offices & Premises	£18,000

## Accommodation

Floor	Approx. Net Internal Area	
	Sq M	Sq Ft
Ground Floor	185.80	2,000

## Terms

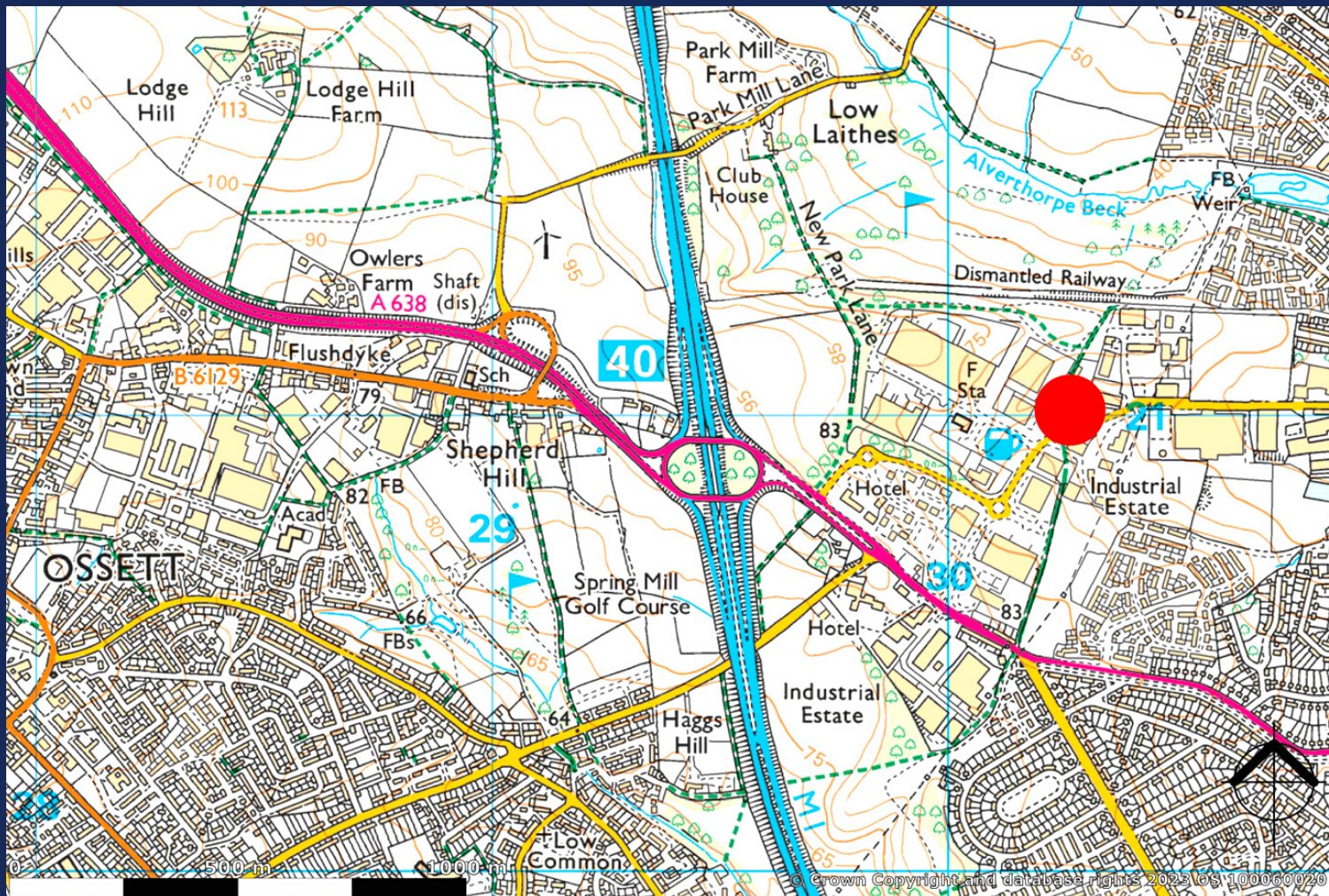
The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The quoting rent is £30,000 per annum exclusive.

## VAT

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



# 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  
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