



TO LET

Modern Office Accommodation on Established Business Park J40 M1

Unit 5 Silkwood Court, Silkwood Park, Wakefield. WF5 9TP



Sanderson
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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, CW Dix Accountants and Hydro to name but a few.

Description

Unit 5 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 main office with separate meeting rooms
- Kitchen & breakout area
- Suspended ceilings
- Combination of LED & Cat II Lighting
- Comfort Cooling
- Combination of perimeter trunking and in-set floor boxes
- Carpeting throughout
- Male/female & disabled WC's
- 10 dedicated car parking spaces

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

Energy Performance Certificate (EPC)

The EPC has been assessed and has a rating of B (44). A full copy of the EPC is available on request.

Service Charge

The property 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 and Premises	£17,750



Accommodation

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

Terms

The accommodation is available by way an assignment of the existing Lease or sub-letting of the whole for a term until June 2026.

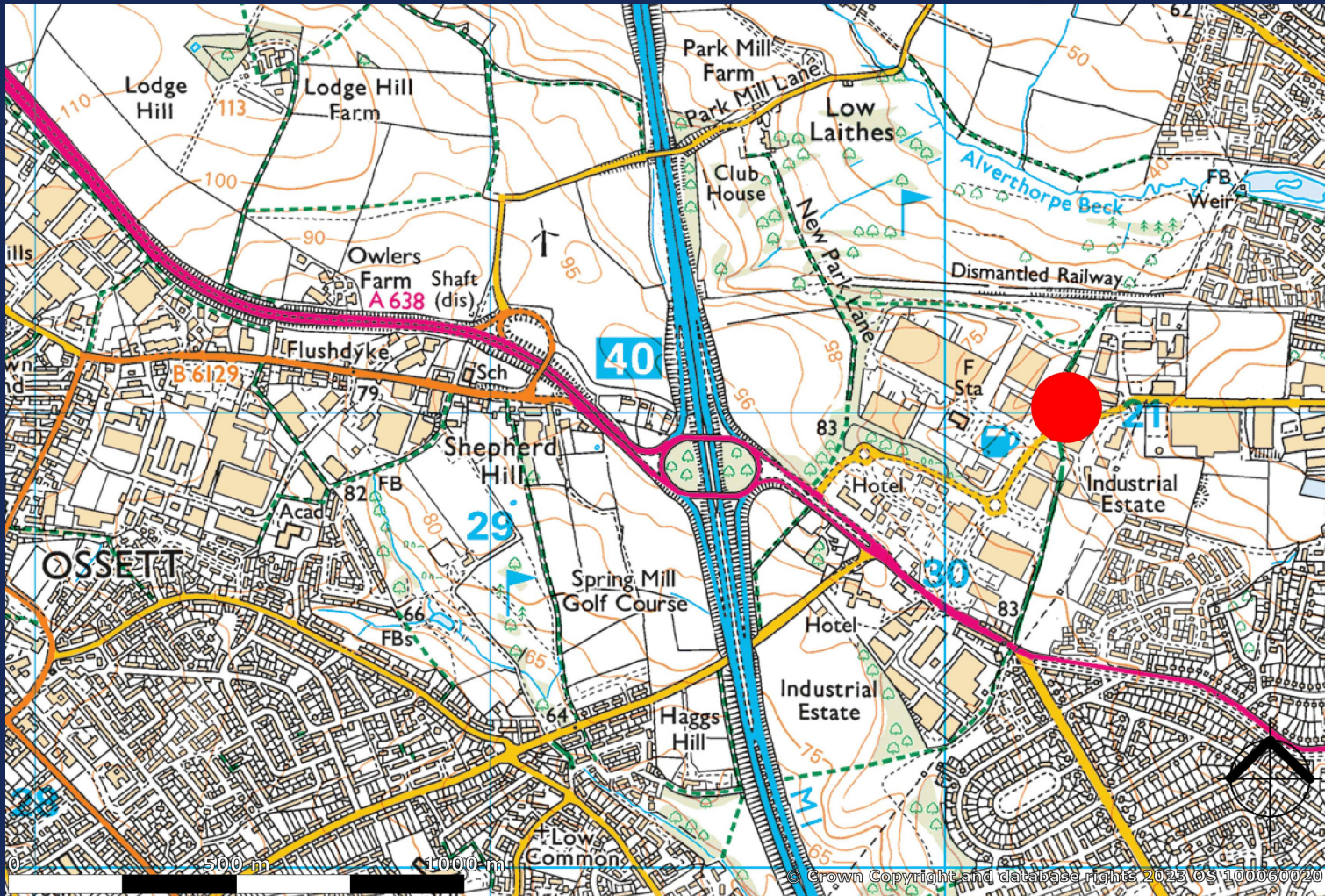
Alternatively, a new Lease directly from the Landlord may be available, subject to contract.

Rent

The passing rent is £24,000 per annum exclusive.

VAT

All figures quoted are deemed to be exclusive of VAT.



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

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