

TO LET

High Quality Office Accommodation

Office Accommodation Office Accommodation

Units 4 & 5, Silkwood Court Silkwood Park Wakefield

From approximately 185.8 sq m (2,000 sq ft)
to 743.2 sq m (8,000 sq ft)



- 2 brand new, self contained office buildings
- Excellent secure on-site car parking
- Directly off Junction 40 of the M1
- Open plan configuration

FOR FURTHER INFORMATION OR AN
APPOINTMENT TO VIEW PLEASE CONTACT:

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LOCATION

Silkwood Court is located on the prominent Silkwood Park development, immediately adjacent to Junction 40 of M1 Motorway and accessed directly off the A638 Dewsbury/Wakefield Road. Amenities on the business park include a Total Fitness Gym, Days Inn Hotel and other commercial occupiers, including Aqua Rentals, Tricon and MacMillan Cancer Support, providing a pleasant working environment for occupiers.

Silkwood Park is strategically located at Junction 40 of the M1, close to the intersection of the M1 and M62, thereby providing direct access to the national motorway network.

The site also has excellent local communications from both Wakefield City Centre and easily serves the major conurbations in West and South Yorkshire.

DESCRIPTION

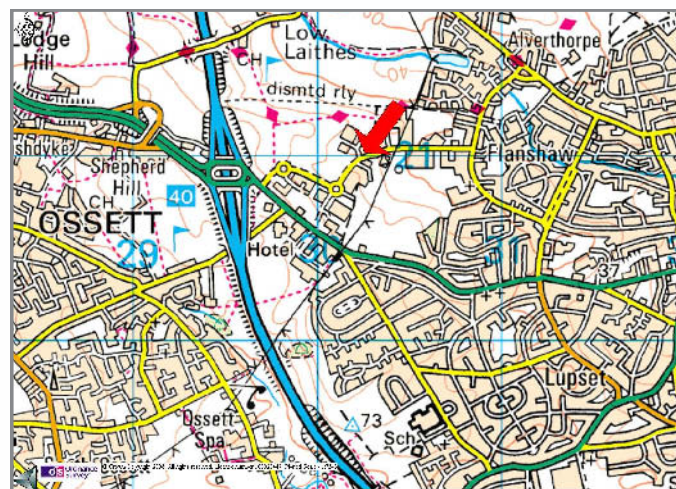
Phase 2 of Silkwood Court comprises two new, self-contained, 2 storey office buildings with feature entrance and double height glazing. The units are due to complete in January 2008.

Both units will benefit from a high quality specification to include:

- Air conditioning;
- Suspended ceilings;
- Recessed Category II lighting;
- Under floor heating;
- 3 compartment perimeter trunking;
- Carpeting throughout;
- Male, Female and Disabled W.C.'s.

Silkwood Court has advanced security measures which include, internal automatic security shutters, remotely monitored CCTV and a hydraulic traffic barrier into the car park

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ACCOMMODATION

Units 4 and 5 both provide the following approximate net internal floor areas, which are subject to measurement upon completion:

FLOOR	SQ M	SQ FT
Ground floor	185.8	2,000
1st floor	185.8	2,000
TOTAL	371.6	4,000

Each unit also benefits from 16 on-site allocated car parking spaces, which represents an excellent car parking ratio of approximately 1 space per 250 sq ft.

TENURE

The accommodation will be available to let at £15.00 per sq ft on new, full repairing and insuring lease terms to be agreed.

BUSINESS RATES

The Units will require assessing upon completion.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the preparation and completion of legal documentation.

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