Unit 10, Navigation Court
Calder Park, Wakefield, WF2 7BJ

SELF CONTAINED OFFICE BUILDING CURRENTLY UNDERGOING REFURBISHMENT

2,388 sq ft
(221.85 sq m)

- SELF CONTAINED
- MODERN SPECIFICATION
- TO BE REFURBISHED
- CONVENIENT LOCATION
- ALLOCATED CAR PARKING
- FLEXIBLE LAYOUT

Summary

Available Size	2,388 sq ft
Rent	£34,500 per annum
Rates Payable	£5.28 per sq ft
Rateable Value	£25,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Location

Unit 10 Navigation Court is situated on Yorkshire's premier business park, Calder Park, which is located just off Junction 39 of the M1, accessed via A636 Denby Dale Road.

The property's prominent and convenient location means that it is well served by regular bus services running to and from Wakefield city centre.

Description

Unit 10 is a self-contained semi-detached office building, providing high quality offices across both floors.

The property is currently undergoing refurbishment and will provide a high quality fit-out with open plan offices and a kitchenette. There is air-conditioning throughout the property.

The accommodation provides the following specification features:

- Air conditioning cassette system
- Raised access floor with IT/Telecoms floor boxes
- Flexible layout with quality offices
- Light, airy offices & full glazed entrance area
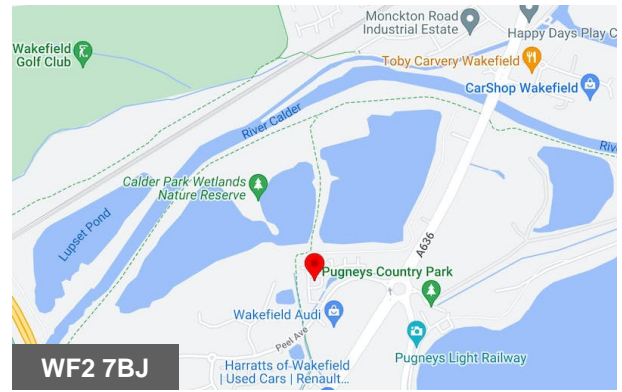- LED lighting throughout following refurbishment
- 8 car parking spaces

Accommodation

The accommodation provides the following net internal floor areas:

Name	sq ft	sq m	Availability
Ground	1,023	95.04	Available
1st	1,365	126.81	Available
Total	**2,388**	**221.85**	

Terms

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rental of £34,500 + VAT.

WF2 7BJ

Indicative Layout

Viewing & Further Information

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