



3B South Park Way

Wakefield 41 Business Park, Wakefield, WF2 0XJ

High Quality Self-Contained Office Building with Extensive Car Parking

13,898 sq ft
(1,291.17 sq m)

- Double glazed window units
- Fully carpeted
- Electronic security shutters
- Shower facilities
- 62 car parking spaces

3B South Park Way, Wakefield 41 Business Park, Wakefield, WF2 0XJ

Summary

Available Size	13,898 sq ft
Price	£1,150,000
EPC Rating	Upon Enquiry

Description

This very distinctive property, which has been previously occupied by Unicorn Leisure provides offices at predominantly ground floor level, with a small mezzanine area above providing some unique office/break out space with kitchen and useful storage. The building is largely open plan at ground floor level, but with comfort cooled meeting rooms accessed from the generous reception.

Externally, the building has some very attractive mature landscaping with some 62 car parking spaces positioned to the front and the side of the building.

Location

Wakefield 41 Business Park is very close to Junction 41 of the M1 motorway and provides quick and easy access to Wakefield city centre, being only two miles away. Wakefield 41 is a very popular office location, where occupiers include, The Yorkshire Ambulance Service, Morrisons, Chadwick Lawrence Solicitors and The Nationwide.

Accommodation

The accommodation comprises the following areas: which includes for 589 ft² storage

Name	sq ft	sq m	Availability
Ground	13,898	1,291.17	Available
Total	13,898	1,291.17	

Terms

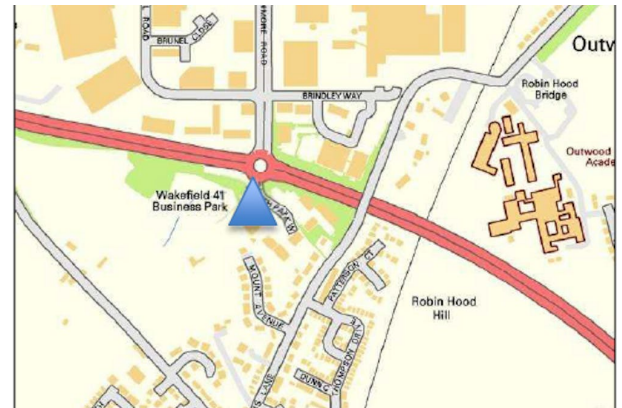
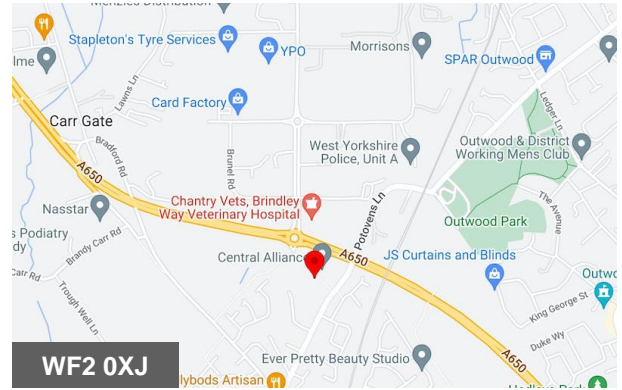
The property is available by way of a freehold sale.

Legal Costs

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

VAT

VAT will be charged where applicable. All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.



Viewing & Further Information



Clem McDowell

07432 013246

clemmcdowell@cartertowler.co.uk