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**TO LET 993 sq ft**

**EXCELLENT MODERN OFFICE**

**GROUND FLOOR**

**1 APPLETON COURT**

**CALDER PARK**

**WAKEFIELD, WF2 7AR**



**SITUATION**

The property is to be found on Calder Park, one of Wakefield's major business locations with almost direct access to Junction 39 of the M1 Motorway via the A636 Denby Dale Road.

Appleton Court is adjacent to the Red Kite Public House and Premier Inn at the entrance to Calder Park.

**DESCRIPTION**

This is an end of terrace self contained office unit being part of a development built in 2004 by Gladman Developments. The office is set in an attractive landscaped environment and provides high quality accommodation which includes:

- Suspended ceilings
- Recessed Category II lighting
- Perimeter trunking
- Double glazing
- Some internal partitioning
- Carpeting throughout
- Fitted kitchen
- Fire & Burglar alarms
- Dedicated Parking
- Air conditioning to the first floor

**ACCOMMODATION**

	Description	Dimensions	Sq ft
<b>Ground Floor</b>	Entrance Foyer		
	Office	36'5" x 27'2"	993
	Gents WC and Ladies/Disabled WC	---	---
			<b>993</b>

## EXTERNAL

Seven parking spaces are provided with this unit. A service charge will be levied in respect of the upkeep of the car park, access and common external areas.

## SERVICES

Mains services comprising water, drainage and electricity are connected. Heating is by way of electric storage heaters.

## RATES

An extract from the 2010 Valuation List is reproduced below.

Billing authority reference	Address of property	Description	With effect from	List alteration date	RV
3701639901	<a href="#">UNIT 1, APPLETON COURT, CALDER PARK, WAKEFIELD, WEST YORKSHIRE, WF2 7AR</a>	OFFICES AND PREMISES	01 Apr 2010	11 Sep 2009	£28,750

National non domestic rates will be payable by the occupier in accordance with the Uniform Business Rate which for 2010/2011 is 41.4p in the £.

## LEASE

A new lease is available for a term of years to be agreed although ideally not less than three years. The initial rent required is £12,000 (Twelve Thousand Pounds) per annum.

A service charge will be levied in respect of the maintenance and upkeep of the common parts of the building and the external areas.

## VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

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**May 2010**

### IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.