

FOR SALE MODERN OFFICE BUILDING



11 APPLETON COURT, CALDER PARK, WAKEFIELD, WF2 7AR

- Excellent access to Junction 39 of the M1 motorway
- Established Business Park
- Air conditioning on first floor
- 8 allocated parking spaces

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Appleton Court is situated on the popular Calder Park Business Park which is immediately adjacent to Junction 39 of the M1 motorway in Wakefield, providing direct access to Leeds and Sheffield as well as access to the M62 motorway network. The property is situated approximately 3.5 miles south of Wakefield City Centre and 15 miles south of Leeds. Calder Park is well served by public transport with a regular bus service from Wakefield City Centre and also benefits from local amenities including Premier Inn, Red Kite Public House, New Inn Public House and Starbucks.

DESCRIPTION

The property comprises a modern 2 storey mid-terraced self contained office building. At ground floor there is an open plan office, single glass walled private office and a store room which is separated by partitioning as well as wc facilities and a kitchenette. At first floor there is an open plan office, with two private offices and board room separated by glass walls.

The property benefits from air conditioning on the first floor, uPVC double glazing, fire & burglar alarms and perimeter trunking.

Externally, there are 8 allocated parking spaces to the front and side of the property.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Gross Internal Areas:-

Ground Floor	100.13 sq m	1,078 sq ft
First Floor	100.33 sq m	1,080 sq ft
Total GIA	200.46 sq m	2,158 sq ft

TENURE

The property is held long leasehold for a term of 999 years. No ground rent is payable but there is a contribution towards the maintenance of the common parts of approximately £1,600 per annum.

TERMS

We are seeking offers in the region of **£275,000** subject to contract and exclusive of VAT.

RATES

We understand the property is assessed as follows:-

Rateable Value £15,000

Rates Payable £ 7,397 (approx.)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
July 2020

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.