

Innovate @ the gateway



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

SILKWOOD PARK • WAKEFIELD • WF5 9TJ



TO LET

SMALL OFFICE SUITES FROM 2 PERSONS (233 SQ FT) UPWARDS

- @ FLEXIBLE TERMS
- @ HIGH QUALITY OFFICES
- @ EXCELLENT LOCATION
- @ GOOD ACCESS TO J40 OF THE M1



www.thegateway-wakefield.co.uk/innovate

Innovate @ the gateway

BARNSELY / ROTHERHAM / M18

@ LOCATION

Innovate @ The Gateway forms part of the larger Gateway office park which is located at the entrance to Silkwood Park, a 102 acre mixed-use development site. Fronting the A638 main Wakefield/Dewsbury road, the estate is immediately adjacent to Junction 40 of the M1 Motorway, with Wakefield city centre two miles to the west and Leeds only a 15 minute drive away.



THE GATEWAY • SILKWOOD PARK • WAKEFIELD

SAT NAV POSTCODE

WF5 9TJ

@ DESCRIPTION

The Gateway office park is split into four offices housed within two semi-detached blocks covering 6,000 sq ft each.

Innovate @ The Gateway provides a range of smaller suites from 2 persons (233 sq ft) upwards and incorporate an all-inclusive pricing structure, delivering the ideal solution for start-up and small businesses looking for high quality office premises in an excellent location.

Innovate @ The Gateway provides the following:

@ BENEFITS

- All inclusive pricing
- Flexible terms
- Excellent location
- On site car parking
- Managed office park

@ ACCOMMODATION

Building One	Sq Ft	Sq M
Unit 1A (ground floor)	273	25.4
Unit 1B (ground floor)	233	21.6
Unit 1C (ground floor)	897	83.3

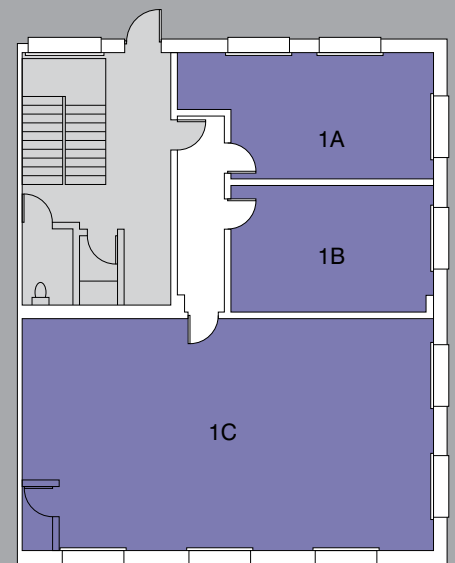
Suites may be split into smaller offices dependant on availability. For current availability please contact one of the joint agents.

@ AFFORDABILITY

Innovate provides a high quality office product at an affordable rate, offering inclusive deals. Charges for gas, water, electric, maintenance and service charge are all included in one monthly bill enabling you to concentrate on running your business, not the property.

@ TERMS

The Innovate suites at The Gateway are available on a flexible basis, by way of an "easy in – easy out" tenancy agreement that can be terminated quickly and without penalty. Full rental details can be obtained from the joint agents. Any figures quoted will be subject to VAT at the prevailing rate.



Floor plan



@ VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing contact one of the letting agents to discuss your requirements further.

www.thegateway-wakefield.co.uk/innovate



Alec Michael
alec@michaelsteel.co.uk

David Lee
dlee@whittlejones.co.uk



Misrepresentation Act These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. February 2012

Premises available in over 200 locations throughout England and Scotland