



NORTHERN TRUST

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THE GATEWAY

SILKWOOD PARK, WAKEFIELD WF5 9TJ



www.thegateway-wakefield.co.uk

TO LET

HIGH QUALITY OFFICE ACCOMMODATION

FROM 233 SQ FT – 6,000 SQ FT (21.6 - 557.4 SQ M)



EXCELLENT ACCESS TO J40 OF THE M1



WELCOME TO THE GATEWAY

DESCRIPTION

Located at the entrance to Silkwood Park, a 102 acre mixed-use development site, the four offices at The Gateway are split into two semi-detached blocks. Each two storey office has been designed for maximum flexibility covering 3,000 sq ft per floor.

The offices at The Gateway have been refurbished to a high standard and provide a range of modern office accommodation with suites available from as little as 2 persons upwards under the Innovate brand.

With ample car parking and nearby overnight accommodation facilities, the offices at The Gateway offer an ideal base close to the motorway network.

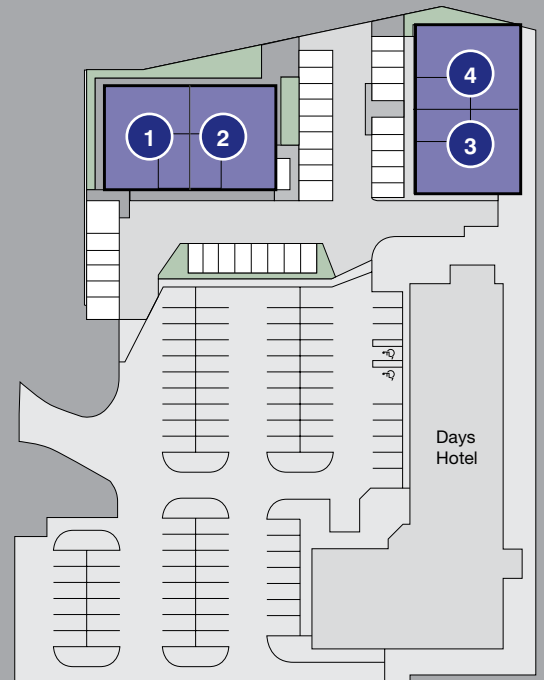
SPECIFICATION

The offices at The Gateway have been designed to a high standard and benefit from the following:

- Gas fired central heating
- Perimeter trunking
- Fully carpeted throughout
- Suspended ceiling with CAT II compliant lighting
- Platform lift access to first floor
- Excellent access to J40 of the M1



BARNSELY / ROTHERHAM / M18



ACCOMMODATION

There are a range of offices available at The Gateway with individual floors from 1,500 sq ft, and each building providing 3,000 sq ft.

Suites can be combined to provide larger space to meet individual requirements, subject to availability.

Innovate@thegateway offers smaller suites from 2 persons (233 sq ft) upwards.

Please see attached schedule for current availability or visit the dedicated website www.thegateway-wakefield.co.uk for more information.

TERMS / RENT / OTHER CHARGES

Office suites are available on flexible leases at competitive rents. Details of rent and other charges are available on request to the letting agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.

Details of the rent and other charges are available on application to the letting agents.



 Offices from 1,500 sq ft

 Flexible leases



LOCATION

The Gateway fronts the A638 main Wakefield/Dewsbury road, immediately adjacent to Junction 40 of the M1 Motorway. The estate is approximately two miles to the west of Wakefield city centre and only a 15 minute drive from Leeds.

In the immediate vicinity the offices benefit from local amenities including a Days Hotel next door to the estate and Total Fitness gym nearby. Local occupiers include Toyota and Ahd Plumbing & Heating Suppliers.

DISTANCES

M1	0.5 Miles	2 Mins
Wakefield Town Centre	2.5 Miles	8 Mins
M62	5 Miles	8 Mins
Leeds	10 Miles	15 Mins
Leeds/Bradford Airport	20 Miles	36 Mins
Sheffield	24 Miles	32 Mins

Source TheAA.com

THE GATEWAY • SILKWOOD PARK • WAKEFIELD

SAT NAV POSTCODE



WF5 9TJ



Junction 40 M1, M621 within 2 minutes



Holiday Inn



Silkwood Park



Total Fitness Health Club



VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact one of the letting agents.

www.thegateway-wakefield.co.uk



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

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