



The Gateway, Silkwood Park, Wakefield



THE GATEWAY

Silkwood Park, Wakefield

4 High Specification Offices

TO LET

1,500 SQ FT (139 SQ M) TO
6,000 SQ FT (557 SQ M)

Where to find The Gateway, Silkwood Park, Wakefield...

The site fronts the A638 main Wakefield/Dewsbury road, immediately adjacent to Junction 40 of the M1 Motorway, approximately two miles to the west of Wakefield city centre.

Terms

Each individual office unit is available on effective full repairing and insuring lease terms from three years. Full terms available on request.

VAT

All rents and other charges will be subject to VAT at the standard prevailing rate.

Rent

On application



Further Information

Further details on the terms and specification can be provided by contacting the joint agents -

David Lee

WHITTLE JONES
CHARTERED SURVEYORS
0113 245 6787
www.whittlejones.com

Roddy Morrison

COLLIERS CRE
0113 200 1800

Alec Michael

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0113 234 8999
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J40 / M1



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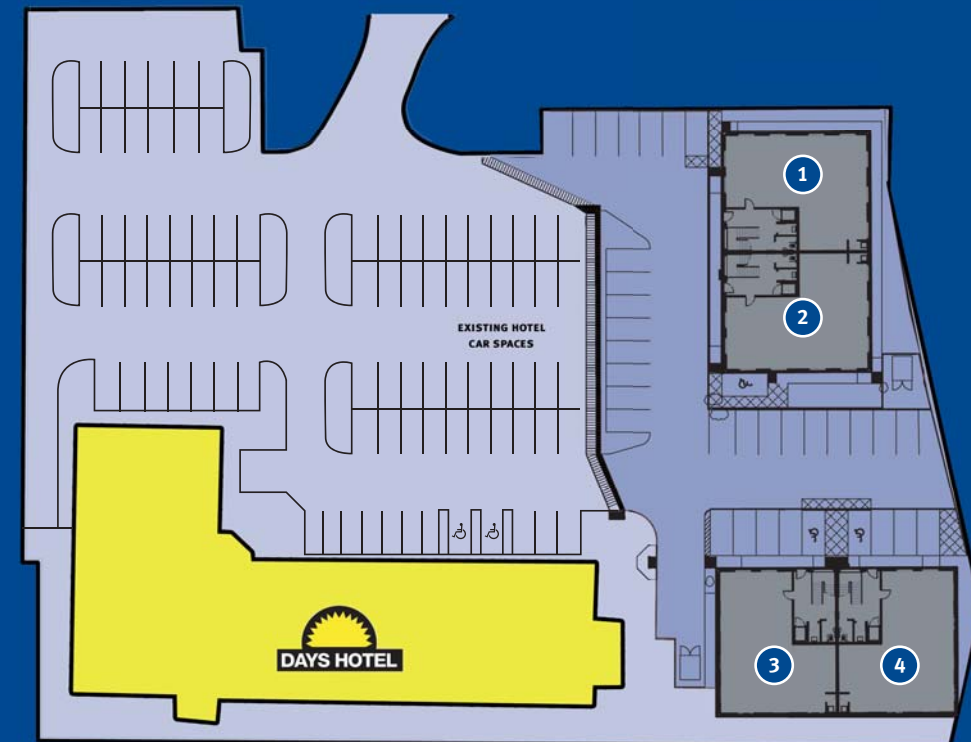
www.northerntrust.co.uk

Description

The office buildings are located at the gateway to Silkwood Park, a 102 acre mixed-use development site. Occupiers include: Days Hotel, Total Fitness, Ahd Plumbing and Heating Suppliers and Toyota Car Dealership. Office occupiers include Kajima Construction and Controlled Demolition.

The four offices are arranged in two blocks, each providing two 3,000 sq ft self-contained two storey offices. Each office has been designed for maximum flexibility, and suites of 1,500 sq ft can be achieved on a floor by floor basis.

Site Plan Not to scale and for identification purposes only



UNIT	SQ FT	SQ M
1	3,000	278.7
2	3,000	278.7
3	3,000	278.7
4	3,000	278.7
TOTAL	12,000	1,114.8

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Reasons to choose

The Gateway.....

What you get at The Gateway.....

- GAS FIRED CENTRAL HEATING**
- PERIMETER TRUNKING**
- FULLY CARPETED THROUGHOUT**
- SUSPENDED CEILING WITH CAT II COMPLIANT LIGHTING**
- PLATFORM LIFT ACCESS TO FIRST FLOOR**

- SELF CONTAINED OFFICES IN NEW BUILDINGS**
- EXCELLENT ACCESS TO J40 OF THE M1**
- GOOD CORPORATE IMAGE**
- COMPETITIVE RENTS**
- FLEXIBLE TERMS**