



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**Due to relocation**

**TO LET/may sell**

**HIGH QUALITY MODERN  
WAREHOUSE/FACTORY WITH  
SUBSTANTIAL OFFICES**

**BELLWAY COURT, SILKWOOD PARK, J40 M1  
WAKEFIELD, WEST YORKSHIRE, WF5 9TL**

3,814 m<sup>2</sup> (41,049 sq ft)



- Modern warehouse/factory with substantial internally built offices
- Strategically located immediately adjacent M1 motorway (J40) at Silkwood Park
- Benefitting from secure site, onsite parking and anticipated to be re-available from April 2018

**0113 2348999**

## Location

Silkwood Park is situated at Junction 40 of the M1 in an extremely prominent location being a flagship business park in West Yorkshire. Junction 40 of the M1 motorway is only a short distance from the intersection of the M62 with the M1, making Silkwood Park a strategic location for access throughout the North of England.

## Description

High quality steel portal framed warehouse/factory unit under a two bay pitched metal decking roof, incorporating perspex roof lights with insulated metal decking panels and a substantial glazed frontage to the two storey internally built office accommodation. The premises benefit from three loading doors within the rear elevation of the factory.



The high quality internally built office space provides a series of private and general offices along with a prestigious reception area the majority of which benefits from comfort cooling, suspended ceiling recessed lighting and ancillary provisions.



Externally the premises benefit from a surfaced yard and block paved car park for up to 80 vehicles.

## Accommodation

Warehouse/factory	2,970m <sup>2</sup> (31,968 sq ft)
Two storey offices	640m <sup>2</sup> (6,888 sq ft)
Mezzanine	204m <sup>2</sup> (2,193 sq ft)

**Gross Internal Floor Area** 3,814m<sup>2</sup> (41,049 sq ft)

## Services

We are advised the premises benefits from three phase electricity, water and sewer drainage in addition to individual appliances including comfort cooling and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Non Domestic Rating

We are verbally advised by Wakefield City Council the premises have a Rateable Value of £167,000 with the National Uniform Business Rate for 2017/18 being 47.9p in the £, ignoring transitional phasing relief.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield City Council Tel: 0845 506506.

## Energy Performance Certificate

The EPC rating is 53 (C).

## Vacant Possession

It is anticipated the property will be re-available with vacant possession from April 2018.

## Terms

The premises are made re-available by way of a new tenants full repairing and insuring lease for a period of 5 years, or multiples thereof incorporating 5 yearly rent reviews with the rent to be agreed.

## Rent

£205,000 per annum exclusive.

## Price

The landlords have intimated they may, albeit reluctantly, consider a sale of the property. Price on application.

## VAT

All rents and prices are quoted exclusive of VAT and to be charged at the appropriate rate, if applicable.

## Legal Costs

In the event of a letting, the ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**  
**Ben Preston**  
Our Ref: 0233/A/M  
January 2018

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
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**Subject to Contract**



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**Michael Steel & Co** conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.