

**SUPER FAST FIBRE OPTIC
BROADBAND CONNECTIVITY**

SILKWOOD PARK, WAKEFIELD WF5 9TJ

TO LET

THE GATEWAY

www.thegateway-wakefield.co.uk

HIGH QUALITY OFFICE ACCOMMODATION
FROM 240 SQ FT – 1,500 SQ FT (22 - 139.35 SQ M)
From 2 persons upwards

DESCRIPTION

The Gateway office park is split into four offices housed within two semi-detached blocks covering 6,000 sq ft each. 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. The offices are fully carpeted throughout and benefit from ample on site car parking.

SPECIFICATION

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

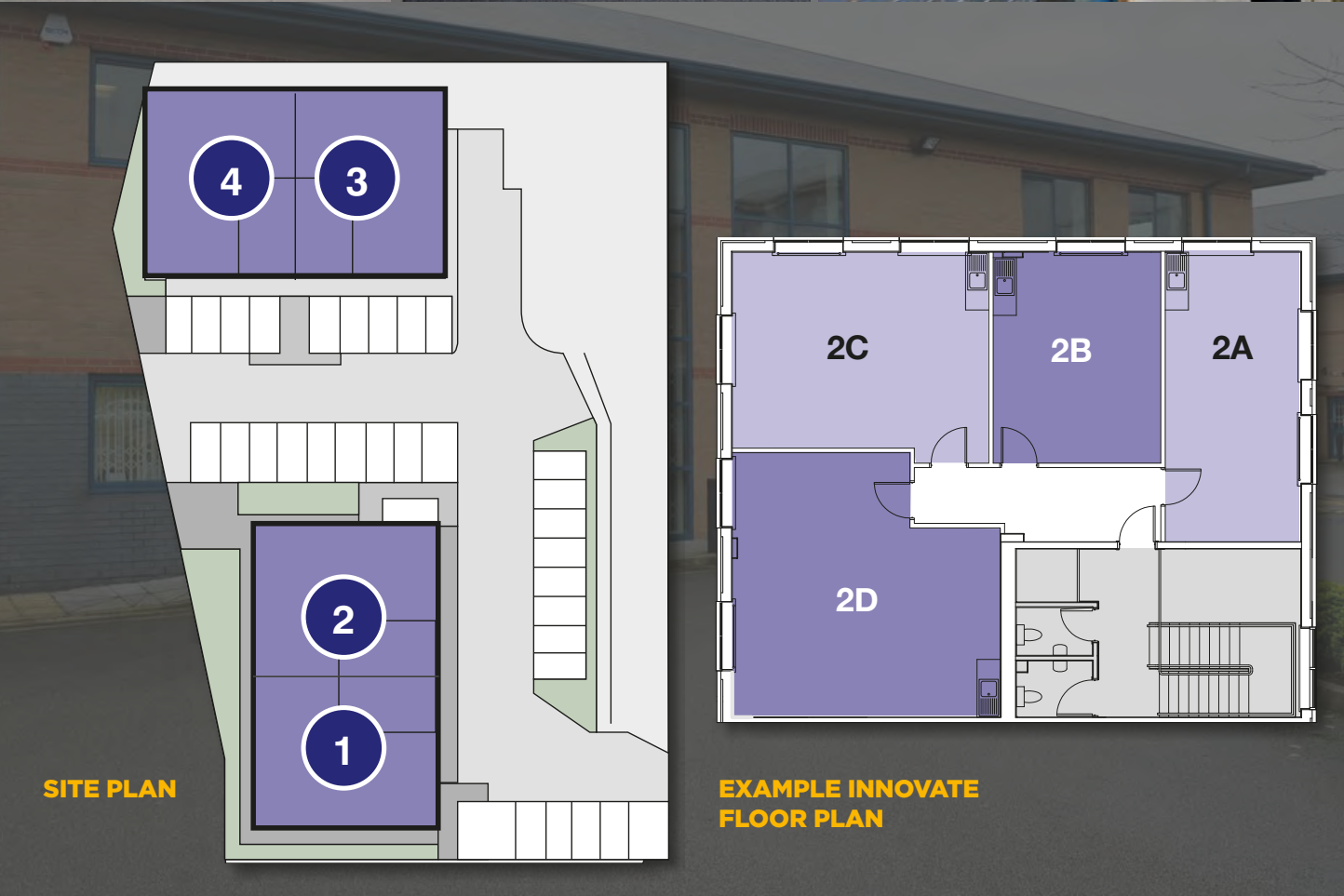
- High speed internet connection
- Gas fired central heating
- Perimeter trunking
- Suspended ceiling with CAT II compliant lighting
- Platform lift access to first floor

INNOVATE @ THE GATEWAY

*Innovate@*The Gateway forms part of the larger Gateway office park and provides a range of smaller suites from 2 persons (240 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. 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 / RENT / OTHER CHARGES

The Larger office suites are available on flexible leases at competitive rents, whilst the Innovate suites at The Gateway are available on flexible tenancy agreements. Further details and full rental details can be obtained from the joint agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.



ACCOMMODATION/AVAILABILITY

Building / Floor		Floor Area	
		Sq Ft	Sq M
1	Suite 1D (FF)	1,500	139.35
	Suite 1A (GF) Innovate@	272	25.27
	Suite 1B (GF) Innovate@	233	21.65
	Suite 1C (GF) Innovate@	897	83.33
2	Suite 2A (FF) Innovate@	284	26.38
	Suite 2B (FF) Innovate@	240	22.30
	Suite 2C (FF) Innovate@	357	33.17
	Suite 2D (FF) Innovate@	466	43.29
	Suite 2E (FF) Innovate@	256	23.78
	Suite 2F (FF) Innovate@	256	23.78
3	Suite 3A (FF) Innovate@	325	30.19
	Suite 3B (FF) Innovate@	360	33.45
	Suite 3C (FF) Innovate@	420	39.02
	Suite 3D (FF) Innovate@	269	24.99
	Suite 3E (GF) Innovate@	300	27.87
	Suite 3F (GF) Innovate@	195	18.12
	Suite 3G (GF) Innovate@	385	35.77
	Suite 3H (GF) Innovate@	368	34.19
4	Suite 4A (FF) Innovate@	500	46.45
	Suite 4B (FF) Innovate@	415	38.55
	Suite 4C (FF) Innovate@	490	45.52
	Suite 4D (GF)	1,500	139.35

For current availability please contact the letting agents or visit our website www.thegateway-wakefield.co.uk

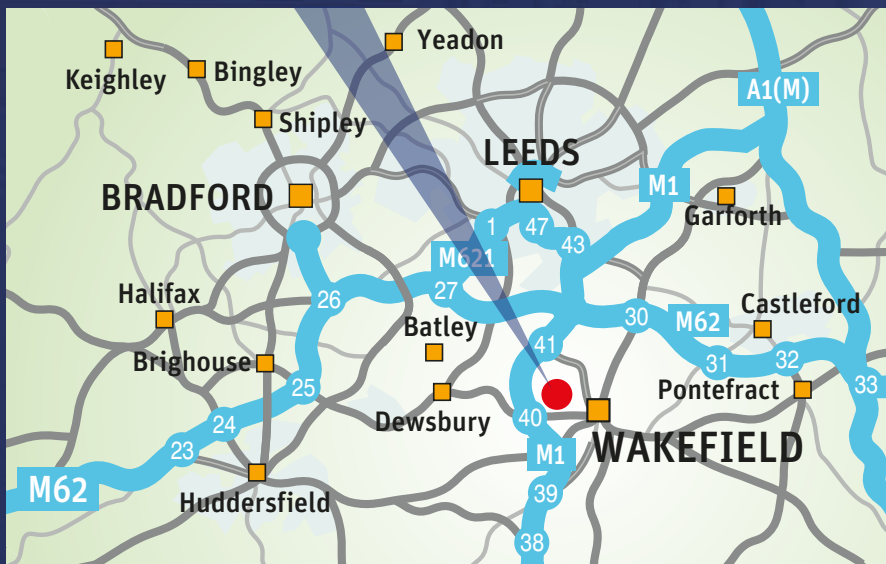
The EPC ratings on the available units range from B33 – B50. Copies of the EPC Certificates are available upon request



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LOCATION

The Gateway office park is located at the entrance to Silkwood Park, a 102 acre mixed-use development site fronting the A638 main Wakefield / Dewsbury Road. Wakefield is a city in West Yorkshire on the River Calder and has good communication links with Leeds located only 9 miles away and York 28 miles away. Situated immediately adjacent to Junction 40 of the M1 Motorway; the offices at the Gateway benefit from excellent transport links to the wider region.

The Gateway's location also offers good local amenities with the Ramada Wakefield hotel neighbouring the scheme and Total Fitness gym, the Silkwood Farm Pub and Holiday Inn Hotel in close proximity. In addition Wakefield City Centre is only 2 miles away with its array of retail outlets, local shops and eateries.

TRAVEL DISTANCES

M1	0.5 Miles
Wakefield Town Centre	2.5 Miles
M62	5 Miles
Leeds	10 Miles
Leeds/Bradford Airport	20 Miles
Sheffield	24 Miles

Source: theAA.com

FURTHER INFORMATION

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

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