

TO LET



240 - 1,500 SQ FT

HIGH QUALITY OFFICE ACCOMMODATION

THE GATEWAY

SILKWOOD PARK | WAKEFIELD | WF5 9TJ

 www.thegateway-wakefield.co.uk



NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK

DESCRIPTION

The Gateway offers high-quality, flexible office accommodation suitable for businesses of all sizes. Comprising four modern office buildings arranged across two semi-detached blocks, the development provides suites from 240 sq ft up to 6,000 sq ft, available as self-contained buildings or individual office suites.

The offices feature modern finishes, suspended ceilings, CAT II lighting, perimeter trunking, central heating, platform lift access, and on-site parking.

With flexible leasing options and a strategic West Yorkshire location, The Gateway office park is an ideal base for growing businesses.



KEY FEATURES



**High-speed
Internet Connection**



**Good
Transport Links**



**Convenient
Local Amenities**

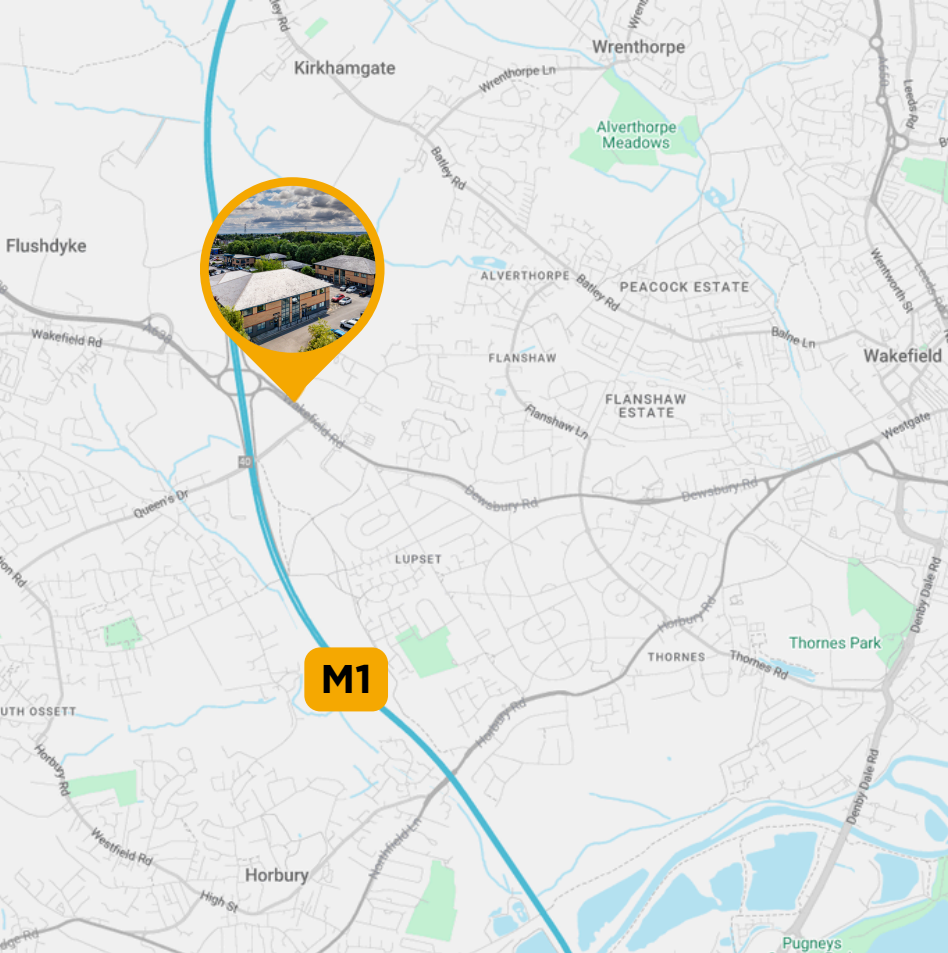


SITE PLAN

For current availability please visit the dedicated website

www.thegateway-wakefield.co.uk





LOCATION

The Gateway occupies a prominent position at the entrance to Silkwood Park, immediately adjacent to Junction 40 of the M1, providing excellent access to the regional and national motorway network. Located within the Leeds City Region, the park is just 9 miles from Leeds and within easy reach of York, Barnsley, and Huddersfield.

Occupiers benefit from a wide range of amenities nearby, including the Ramada Wakefield Hotel, Holiday Inn, Total Fitness, and Silkwood Farm Pub, while Wakefield City Centre, just two miles away, offers an excellent selection of shops, cafés, restaurants, and professional services.



GOOD NEARBY AMENITIES



VIEWING & FURTHER INFO

To arrange a viewing and to discuss your requirements, please contact us on the details below.

TERMS

There are a range of flexible leasing options available. For further details, please contact us.

EPC

Copies of EPC certificates are available upon request.

THE GATEWAY
SILKWOOD PARK | WAKEFIELD
WF5 9TJ

 www.thegateway-wakefield.co.uk



 **01924 282020**
 yorkshire@northerntrust.co.uk

BUSINESS UNITS TO LET ACROSS THE UK

Follow us on



MISREPRESENTATION ACT: Northern Trust on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects; (iii) no partner and no person employed by Northern Trust has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. Designed by Northern Trust Company Limited. June 2026.