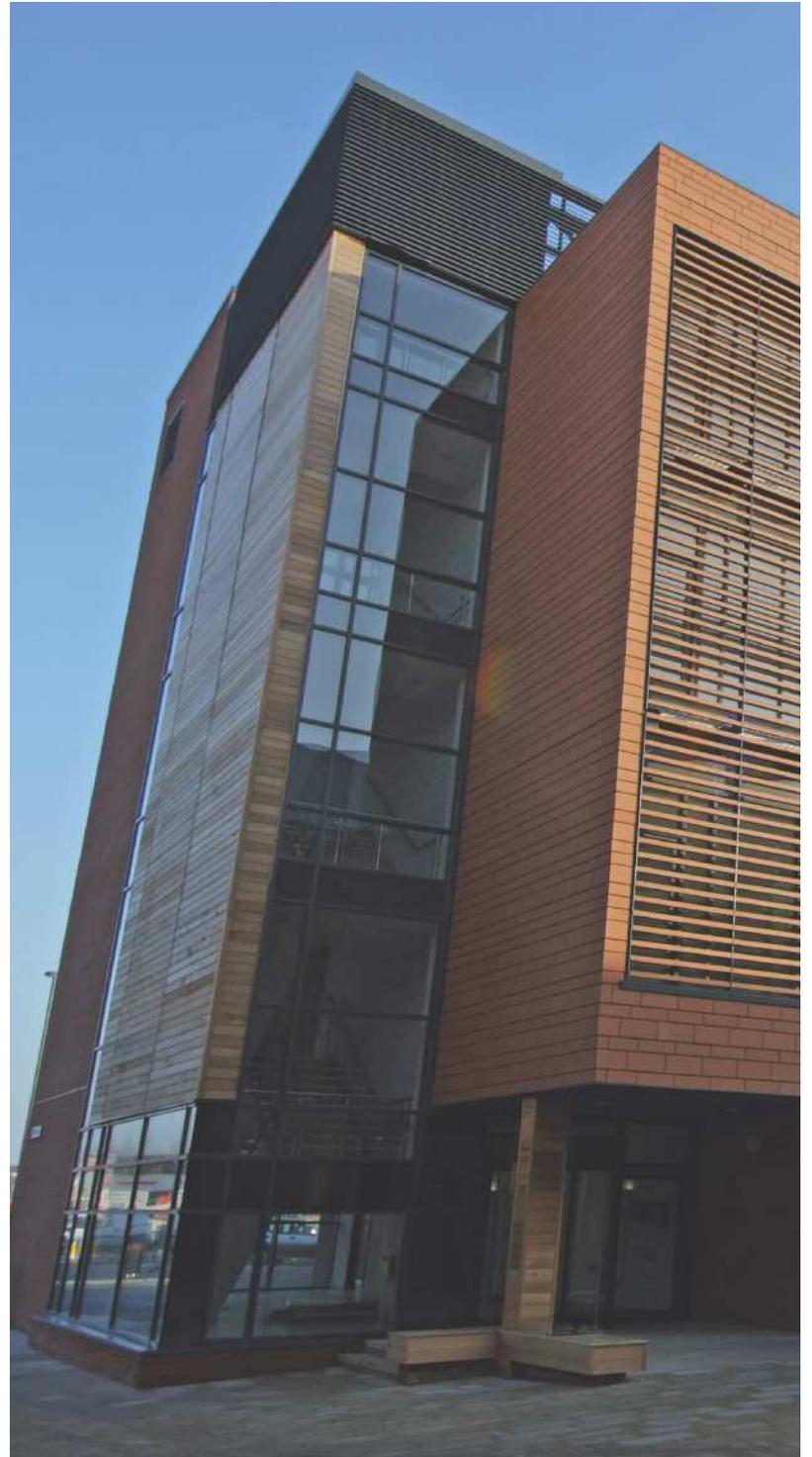


Waterfront  Wakefield

Waterfront Wakefield  
1 Navigation Walk  
New Grade A Offices

[www.waterfrontwakefield.com](http://www.waterfrontwakefield.com)





## Waterfront Wakefield 1 Navigation Walk

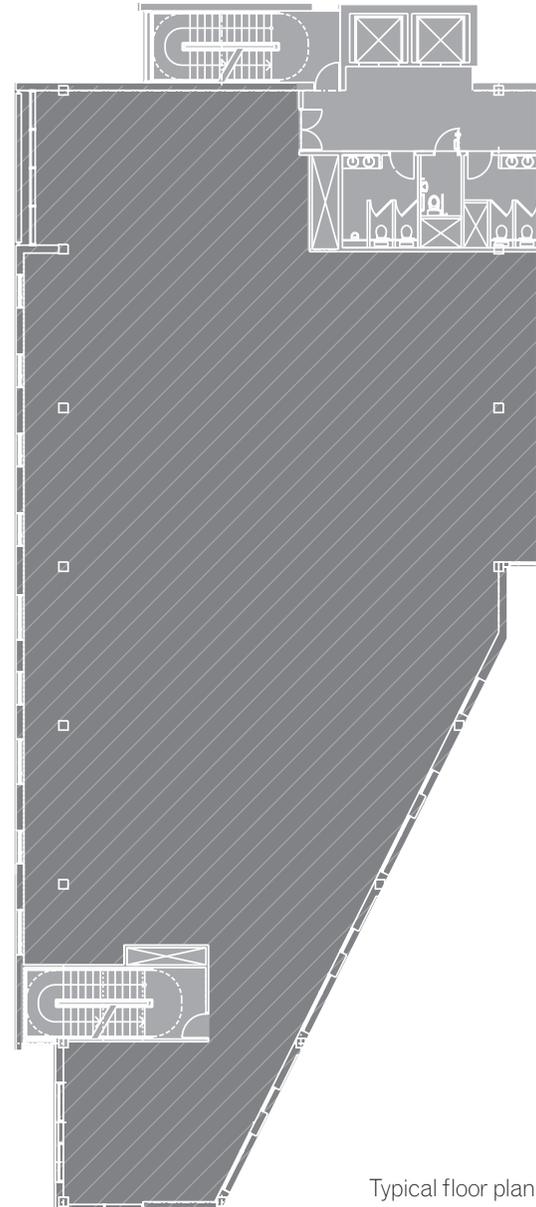
Stunning new build offices  
Striking design  
High specification  
Unrivalled profile onto A61  
18,390 sq.ft over 3 floors  
16 parking spaces

- External brise soleil to south elevations
- Full access raised floors minimum 120mm clear void
- Comfort cooled 3 pipe VRF heat recovery system
- Recessed LG7 luminaire lighting on PIR detectors
- Shower on second floor
- High quality WC fittings
- 2 x 13 person passenger lifts
- Floor loading 2.5kN/m plus 1kN/m
- Floor to ceiling height 2.90m
- Fully DDA compliant
- Carpet allowance
- Discrete CCTV security system
- Energy Performance Certificate level B
- On site management office with 24 hour emergency contact provision
- Secure car parking (16 spaces) accessed via automated sliding door (additional car parking available upon request)

1 Navigation Walk	SQ.FT.	SQ. M.
Ground Floor	Parking	Parking
First Floor - Offices	6,130	569
Second Floor - Offices	6,130	569
Third Floor - Offices	6,130	569
<b>Total</b>	<b>18,390</b>	<b>1,708</b>

## TERMS

The building is available as a whole or on a floor by floor basis on a new FRI lease for a term to be agreed. Please contact the joint agents for further details and quoting rentals.



Typical floor plan



A development by:

CTP St JAMES



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