

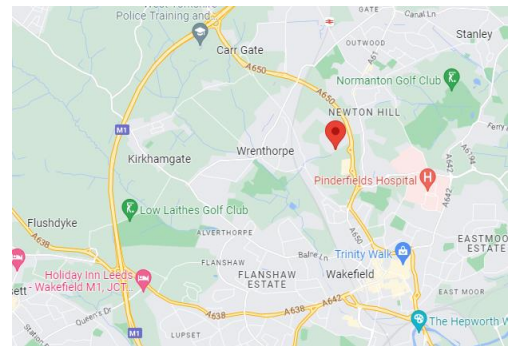


Modern offices situated in Paragon Business Village

232.25 sq m (2,500 sq ft)

Property Highlights

- Established business park location
- Excellent links to the M1
- 11 dedicated car parking spaces
- Excellent local amenity including Bannatyne Gym, Busy Bees Nursery, Snowhill Retail Park and a Premier Inn



For more information, please contact:

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St Paul's House
23 Park Square South
Leeds
LS1 2ND

Location

The property is located at Paragon Business Village situated on the northern outskirts of Wakefield just off the A650 providing access to Junction 41 of the M1 which is less than a mile away. Paragon Business Village is one of Wakefield's prime out of town parks, providing several phases of high quality Grade A offices with attractive on site facilities.

Description

The premises comprise a two storey steel framed building with brick and curtain wall elevations under a pitched profile clad roof. The building dates from early 2000.

Accommodation

The available accommodation is on the First Floor.

Description	sq m	sq ft
First Floor	232.25	2,500

The property is to be measured in line with the RICS Code of Measuring Practice 6th Edition.

Specification

The accommodation provides the following specification:

- Male/female and disabled toilets
- Passenger lift
- Kitchenette
- Raised access floor
- Double glazed aluminium framed windows
- Suspended ceilings with integral LED lighting
- Ceiling mounted comfort cooling units
- Double height entrance reception

Car Parking

There is an external car park providing 11 designated spaces.

Rates

We understand the property is assessed as follows

First Floor	£25,250 per annum
UBR (2023/2024)	£0.512

Terms

Accommodation is available by way of a new full repairing and insuring lease direct from the Landlord. Rent available upon application.

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

Energy Performance Certificate

The property has an EPC rating of D (80).

VAT

VAT will be charged where applicable. All prices premiums and rents are quoting exclusive of VAT at the prevailing rate.

Viewing

Viewing is strictly by appointment through the Sole Retained Agent:

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