

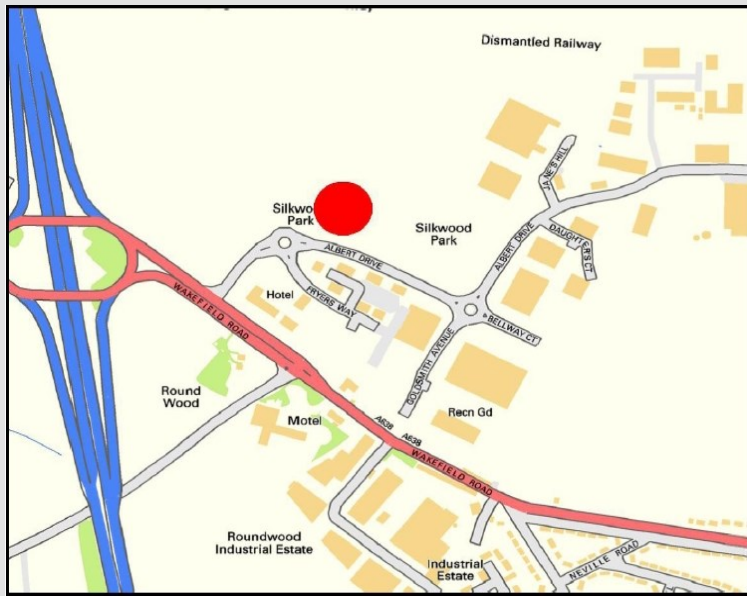


# To Let – 1st Floor, Zenith House

Brunel Road, Wakefield 41 Industrial Estate, Wakefield, WF2 0XG

## Property Features

- First floor office suite of 5,466 sq ft
- High quality modern air conditioned office space
- 20 allocated parking spaces
- Easily accessible from J41 M1 and central Wakefield via the A650
- Available by way of a new lease at a rent of £12.50 per sq ft



### Location

Zenith House, is situated on the well established Wakefield 41 Industrial Park, fronting the A650 Wakefield Road, less than 1 mile from J41 of the M1 and approx. 2.5 miles south of the M1/M62 interchange. Wakefield city centre lies approximately 2 miles to the south west.

Zenith House is situated on Brunel Road just off the main entrance to Wakefield 41 accessed via the primary estate road, Kenmore Road.

### Description

The premises comprise a two storey purpose built office building with the available suite comprising the entire first floor.

Zenith House provides quality, modern open office space finished to a high specification as follows:

- Efficient open plan office space
- Raised access IT compatible flooring
- Suspended ceiling with recessed lighting
- Air conditioning
- Fitted kitchen
- 8 Person passenger lift
- Male/female and disabled WC facilities

### EPC

The building has a current EPC rating of D(87). A copy of the EPC is available upon request.

### Viewings & further information:

Viewing is strictly by prior appointment with sole agents WSB:

**Robin Beagley**

**07733 895927**

**rbeagley@wsbproperty.co.uk**

### Accommodation

The suite comprises the whole of the first floor providing a net internal area of approx. 5,466 sq ft (507.9 sqm)

### Car Parking

The suite has 20 dedicated on site car parking spaces.

### Terms & Quoting Rent

The first floor of Zenith House is available to let by way of a new Full Repairing & Insuring lease for a term of years to be agreed at a rent of **£12.50 sq ft (£68,325 + VAT)**.

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### Amenities



### Rateable Value

Under the Valuation Office Agency's website 2017 list the First Floor has a rateable value of £38,750.



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