

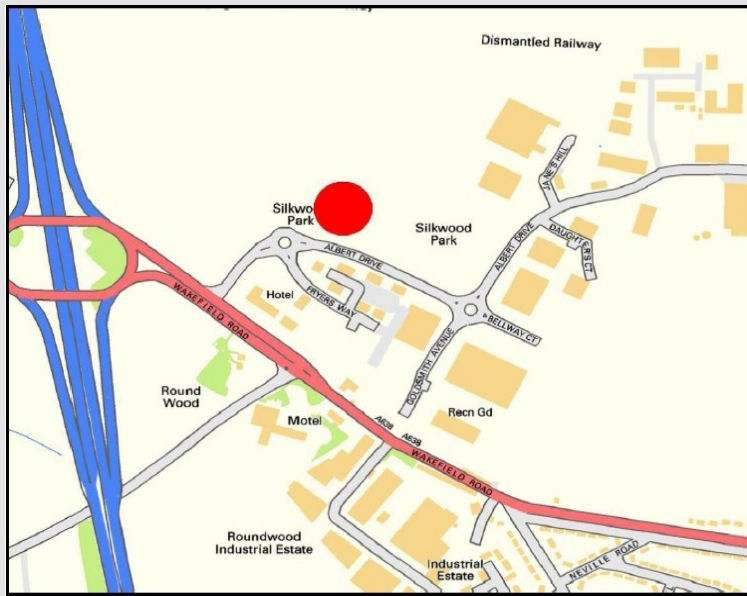


To Let – Zenith House

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

Property Features

- Detached office building office of of 9,250 sq ft + 35 car parking spaces
- High quality modern air conditioned office space
- Can be let as 2 suites - Ground floor 3,784 sq ft or 1st floor 5,466 sq ft
- 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 property comprises a two storey detached office building available to let as a whole or on a floor by floor basis as two separate suites.

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 kitchens
- 8 Person passenger lift
- Male/female and disabled WC facilities

Accommodation

Ground Floor -	3,784 sq ft - 15 parking spaces
First Floor -	5,466 sq ft - 20 parking spaces
Total -	9,250 sq ft - 35 parking spaces

Viewings & further information:

Viewing is strictly by prior appointment with sole agents WSB:

Robin Beagley

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Terms & Quoting Rent

Zenith House is available to let either as a whole or alternatively on a floor by floor basis, 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.**

EPC

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

Car Parking

The suite has 35 dedicated on site car parking spaces.

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 ground floor has a Rateable value of £28,250 and the First Floor has a rateable value of £38,750



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