



High Quality, Self Contained Office 2,525 Sq Ft (234.57 Sq M)

- Direct access to J41 of the M1, less than 1 mile away
- High quality refurbishment now complete
- Well established Business Park environment

High Quality, Self Contained Office

2,525 Sq Ft (234.57 Sq M)

Location

The subject premises are situated on Brindley Way, immediately off Kenmore Road. The office is located within Wakefield 41 Business Park. The property provides direct access to the A650, leading to J41 of the M1. The property is ideally located just 1 mile from the M1 and 2.5 miles from Wakefield City Centre.

Description

The property comprises a newly refurbished, semi detached, 2 storey office building, situated within a small, private estate of two office buildings.

Internally the property is entered by way of a glazed atrium reception, with stairs leading to first floor.

The property has been refurbished to provide high quality working environments. The property benefits from the following:-

- > Fully open plan office areas
- > Air conditioning (heating/cooling)
- > LED Lighting
- > Kitchenette
- > Solar tinted double glazing
- > Gas central heating
- > 8 car parking spaces
- > Male, female and disabled WC's

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	1,228	114.08
First Floor	1,297	120.49
TOTAL	2,525 SQ FT	234.57 SQ M

Terms

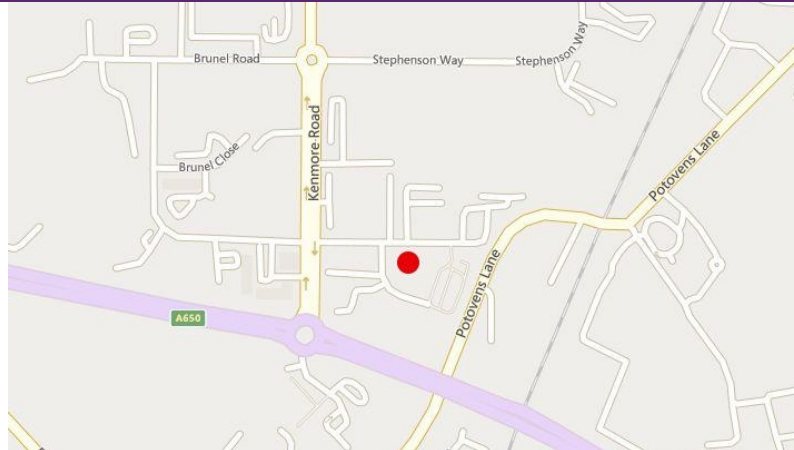
The property is available on new lease terms at a quoting rent of £31,500per annum.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Rob Darrington MRICS

T: 0114 270 9163

M: 07506 119 770

E: rob@cpppartners.co.uk

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: chloe@cpppartners.co.uk

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