



Modern, Self Contained Office Size 1,667 sq ft (154.9 sq m)

- Direct access to J41 of the M1, less than 1 mile away
- High quality office specification
- Well established Business Park environment
- Refurbished open plan office suites

Modern, Self Contained Office – To Let/For Sale

Size 1,667 sq ft (154.9 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 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 is currently being refurbished to provide high quality working environments.

The property benefits from the following:-

- Fully open plan office areas
- Kitchen facilities
- Solar tinted double glazing
- Gas central heating
- 8 car parking spaces
- Male, female and disabled WC's

Accommodation

The property comprises the following Net Internal Areas:

Accommodation	Sq Ft	Sq M
Ground Floor	858	79.7
First Floor	809	75.2
Total	1,667	154.9

Terms

The property is available to let as a whole or on a floor by floor basis, by way of a new lease on terms to be agreed. Quoting rent is **£8,500 pa per floor or £16,000 pa for the whole**. Alternatively, the property is available to purchase for **£185,000** (exclusive).

EPC Rating

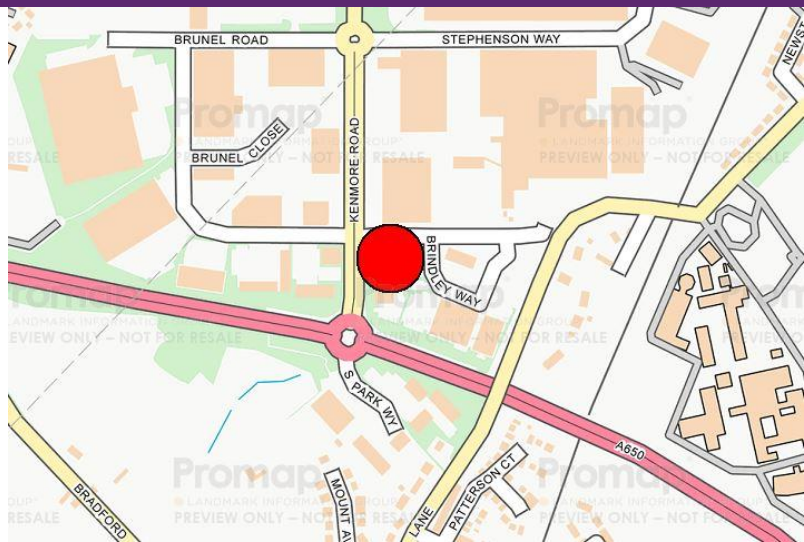
Available upon request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Rateable Value

The property is currently assessed as a single demise as "Offices and Premises" and has a rateable value of £13,000.



VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Further Information

Further enquiries through the sole agents, CPP:

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Date of Particulars

March 2018



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