

MODERN SELF-CONTAINED
OFFICE
FOR SALE



**6 The Office Campus, Paragon Business Village, Wakefield,
WF1 2UY**

- Price - £269,500
- Ground and first floor
- Modern office space
- 5 designated car parking spaces plus visitor car parking
- Located just to the North of the City Centre
- Excellent access to the M1 motorway



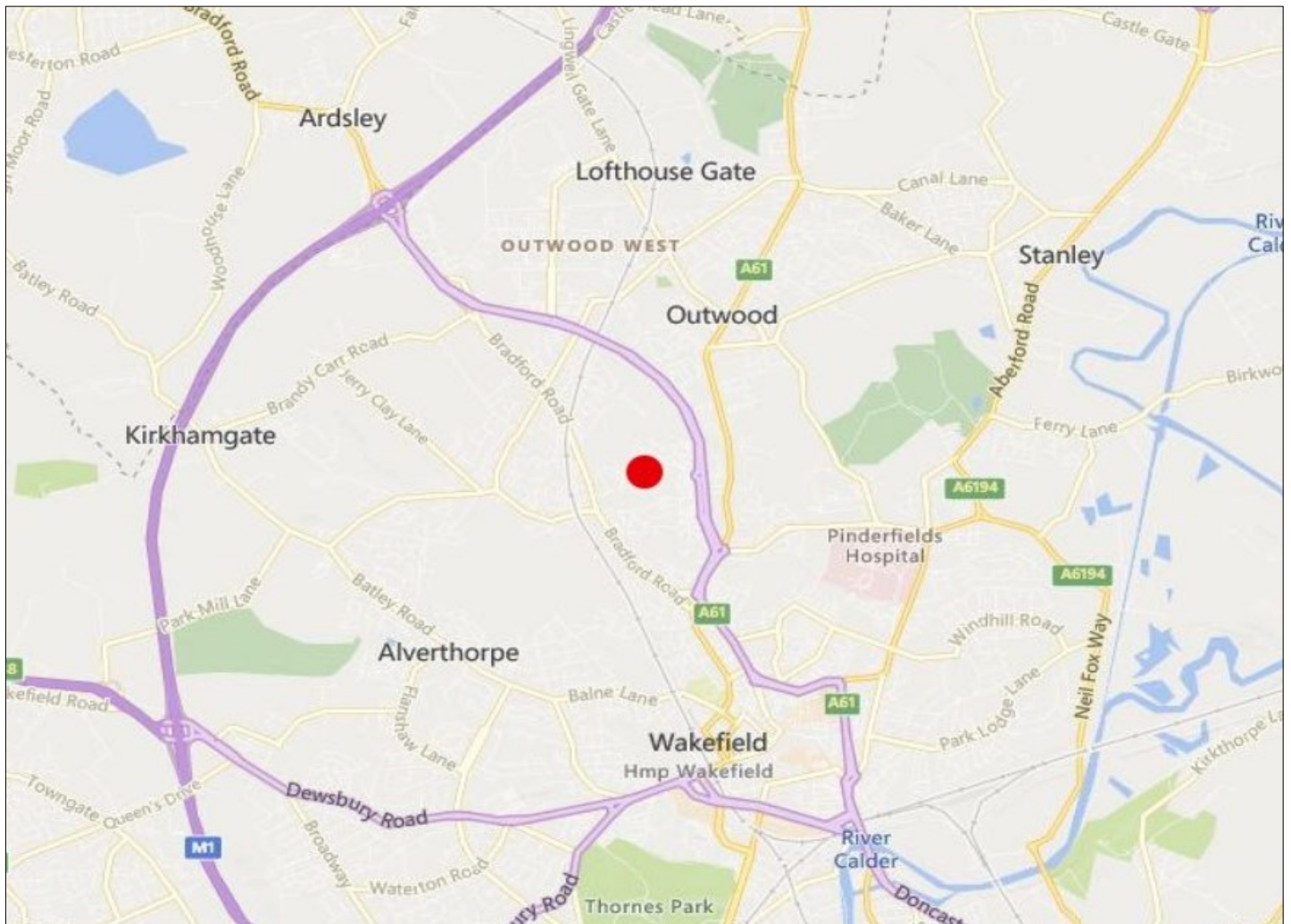
DESCRIPTION

This is a very well presented modern office building with open plan and private offices at ground & first floor. The accommodation is ready for immediate occupation with the ground floor offering a general office with 2 private offices to the rear, kitchenette and DDA compliant Wc facilities in the reception area.

The first floor has been divided with light partitions to provide a general office with 4 private offices and the whole building benefits from having air conditioning, perimeter network trunking and 5 private car parking spaces, plus visitor parking onsite.

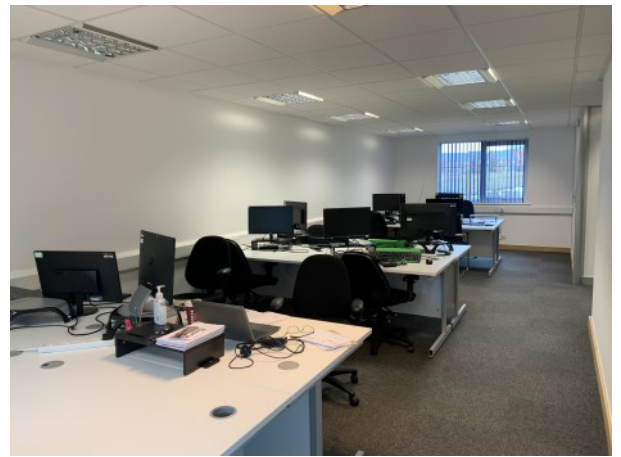
LOCATION

Superbly located just 1 mile from junction 40 of the m1 motorway and 3 miles from its junction with the M62 motorway. Paragon Business Village is continuing to expand and forms a 130 acre landscaped site with onsite facilities including a health and fitness centre, hotel, creche, restaurants and public house. Other occupiers include Nationwide Building Society, Beaumont Legal, Chadwick Lawrence Solicitors, Bannatynes health and fitness, Premier Inn, York Court Properties and more.



SUMMARY

SIZE	Ground Floor 697 sq ft (64.75 sq m) First Floor 716 sq ft (66.52 sq m) Plus DDA WC facilities
PRICE	£269,500
RATEABLE VALUE	15,000
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C
Title	125 year lease from 21st September 2004.



VIEWINGS & FURTHER ENQUIRIES

	Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk
	Isobel Smith 01924 291500 Isobel.smith@vickerscarnley.co.uk

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were created June 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.