

ZENITH

WAKEFIELD

OPPORTUNITY • QUALITY • ADAPTABILITY • EFFICIENCY



TO LET

HIGH SPECIFICATION, SELF-CONTAINED OFFICES

31,672 SQ FT (2,942.5 SQ M) GIA

IMMEDIATELY AVAILABLE



The building features highly flexible and adaptable office accommodation arranged over three floors, providing an ideal opportunity for a single occupier seeking a headquarters building, or sub-divided to accommodate multiple tenants.

The site is fully secured with a gatehouse, double fencing and comprehensive CCTV coverage.

SPECIFICATION:

- Fully fitted air-conditioned office accommodation
- Fully fitted double height comms room with potential to add mezzanine
- Suspended ceilings with metal ceiling tiles
- LG7 fluorescent lighting
- Carpeted raised flooring
- Full catering/canteen facilities on ground floor with further kitchenettes on upper floors
- A secure fenced environment with gatehouse and CCTV
- 74 secure car parking spaces plus 6 visitor spaces (potential to increase provision to 114 spaces) and dedicated bicycle storage
- Very competitive lease terms
- Suitable for a variety of alternative uses, including data centre, contact centre and HQ office functions



PARAGON BUSINESS VILLAGE, WAKEFIELD WF1 2DF

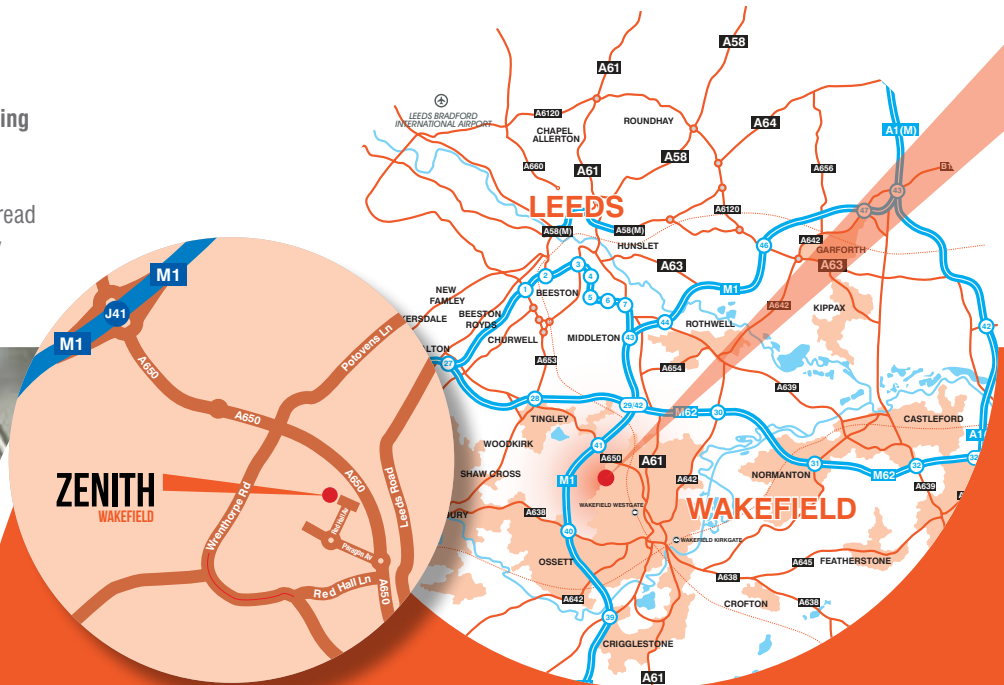
WWW.ZENITHCONTROL.CO.UK



EXAMPLE FIT OUT IMAGES SHOWN

Zenith Wakefield is conveniently located just off the A650 at Paragon Business Village, which is situated two miles from Junction 41 of the M1 motorway. Existing office occupiers on the park include Nationwide Building Society, Beaumont Legal, JR Paleys and Red Hall Group.

The site has a number of onsite facilities including a Bannatyne Gym, Whitbread pub, Premier Inn hotel and children's day nursery. In addition, Wakefield city centre lies just two miles away with Leeds city centre ten miles distant.



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WF1 2DF



ACCOMMODATION SCHEDULE

GIA		sq ft	sq m
Main building	Ground Floor	13,449	1,249.5
	First Floor	13,837	1,285.5
	Second Floor	3,793	352.4
Gatehouse		593	55.1
TOTAL		31,672	2,942.5

TERMS

The property is held under a lease for a term of 20 years from 23 July 2008 and is available on a sub lease or assignment basis.

RENT

Upon application.

Energy Performance Certificate
Non-Domestic Building

Yorkshire Humberside Fire Control
4 Red Hall Crescent
WAKEFIELD
WF1 2DF

Certificate Reference Number:
0070-0919-0322-5365-9080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epc.

Energy Performance Asset Rating

More energy efficient

A+

A 92-100

B 81-91

C 71-80

D 61-70

E 51-60

F 41-50

G 31-40

Less energy efficient

57 This is how energy efficient the building is.

Technical Information

Main heating fuel: Gas
Building environment: Air Conditioning
Total useful floor area (m²): 2700
Building complexity (MOS level): 3
Building emission rate (kgCO₂/m²): 23.97

Benchmarks

Buildings similar to this one would have ratings as follows:
85% If newly built
86% If typical of the existing stock

visit www.zenithcontrol.co.uk for further information

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gva.co.uk
/4264

City Point First Floor
29 King Street
Leeds LS1 2HL

GVA

0113 292 5500

matthew.tootell@gva.co.uk
DD: 0113 280 8056

andrew.venables@gva.co.uk
DD: 0121 609 8427