



Unit 3 Brindley Way, Wakefield 41 Business Park,
WAKEFIELD, WF2 0XJ

DRAFT PARTICULARS/COMING SOON

4,759 – 9,661 Sq Ft. 40 Car Parking Spaces



ADDRESS AND POSTCODE

Location

Wakefield 41 Business Park is situated a short distance away from Junction 41 of the M1 motorway and is also conveniently located for ready access into Wakefield, Leeds and the surrounding centres.

Unit 3 is situated on Phase II of the business park. Approaching from the M1, the subject building is accessed directly from the A650 taking the first left turn at the small roundabout onto Kenmore Road and then first right on to Brindley Way. Taking the next right the building and its car parking is situated on the right hand side.



Description

Unit 3 comprises a purpose built two storey office building with brickwork elevations beneath a pitched roof.

Internally, the accommodation is arranged over 2 floors with a range of cellular partitions creating meeting rooms, kitchens and open plan areas. The key features of the accommodation are as follows:-

- Raised floors to part of ground floor
- Comfort cooling ceiling cassettes
- Suspended ceilings with fluorescent lighting

- Double glazed windows
- Perimeter UPVC trunking
- Central heating system with thermostatic valves
- A range of internal partitioned offices, meeting rooms etc.
- Fitted kitchen
- Male and female toilet facilities
- Passenger lift serving both floors
- 40 car spaces
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Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprise:-

Ground Floor – 4,759 ft²
First Floor – 4,905 ft²
TOTAL – 9,661 ft²

Terms

The premises are available by way of a new lease on terms to be agreed.

EPC

An up to date EPC is in the course of being prepared.

Rateable Value

The ingoing tenants will be responsible for all rates and taxes levied on the accommodation. Verbal indications from the Local Rating Authority confirm that the premises have a Rateable Value of £XXX.

VAT

All reference for price, premium or rent are deemed exclusive of VAT unless expressly stated otherwise.

Legal Costs

Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

Information / Viewing

Strictly by appointment:

Jeff Pearey – or Hannah Partington - JLL
City Point, 29 King Street, LEEDS, LS1 2HL
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