

ZENITH²

Brunel Road, Wakefield 41, WF2 0XG

Fully Refurbished to a
Grade A Specification

FOR SALE / TO LET

3,828 - 9,628 sq ft

+ Dedicated on-site car parking

Description

ZENITH2 comprises a detached purpose built office building under a shallow pitched roof behind a parapet wall.

Externally, there is an extensive tarmacadam car park set within landscape grounds.

Internally, the accommodation provides an open plan layout with modern facilities as set out below.

Specification

- VRV heating and cooling air system
- New suspended ceiling grid
- High quality LG7 lighting
- Eight person, 630 kg passenger lift
- Double glazed window units
- Dado trunking with power and data capabilities
- Male / female and disabled WC facilities
- Kitchen facilities to both floors
- Fully decorated and carpeted throughout
- Automatic sliding entrance doors
- Exclusive reception area

Accommodation

The premises extend to the following approximate net internal floor areas:

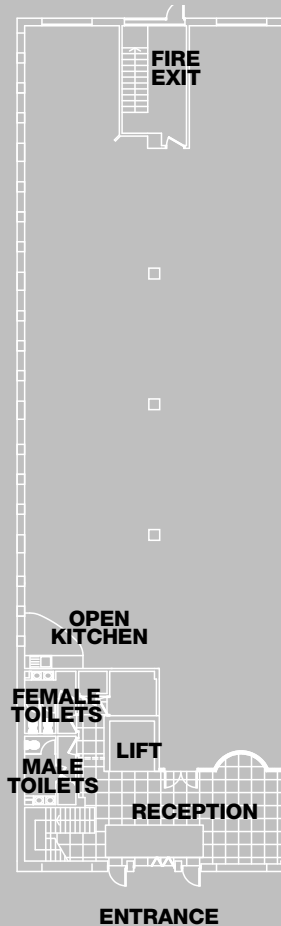
Ground floor	3,828 sq ft	355.6 sq m
First floor	5,387 sq ft	500.5 sq m
Reception	413 sq ft	38.4 sq m
Total	9,628 sq ft	894.5 sq m

Car Park

The premises benefit from 35 on site car parking spaces.

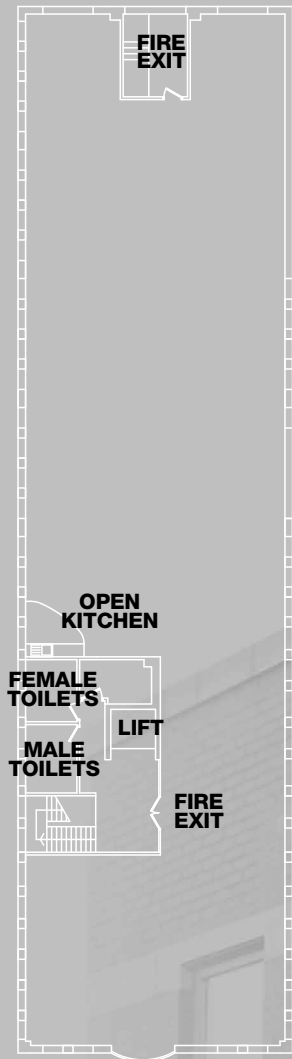
Refurbished to a Grade A specification making ZENITH2 one of the most cost effective office buildings on the M1 corridor.

Ground Floor Plan



38.60m x 11.84m

First Floor Plan



48.02m x 11.83m

ZENITH2



ZENITH2 is a detached purpose built two storey office building strategically situated off Junction 41 of the M1 Motorway.

Terms

To lease - Following the letting of the first floor at ZENITH2 to UPS Logistics the ground floor office suite is immediately available to let. The remaining ground floor suite extends to 3,828 sq ft with 15 dedicated car parking spaces and is offered by way of a new lease on terms to be agreed.

To purchase - The freehold interest in ZENITH2 is offered for sale with the ground floor vacant and the benefit of the rental income from the letting of the first floor to the tenant, UPS.

For further information including details of the quoting terms, price and rent please contact the joint agents.

Amenities

ZENITH2 benefits from a number of quality amenities within close proximity, including:

- Public house / restaurant
- Crèche
- Health club and gym
- Petrol station

Rateable Value

The occupier will be responsible for the payment of business rates accessed on the premises. The 1st floor has a rateable value under the 2010 Rating List of £77,000. The ground floor suite will require accessing for rating purposes upon occupation.

Legal Costs

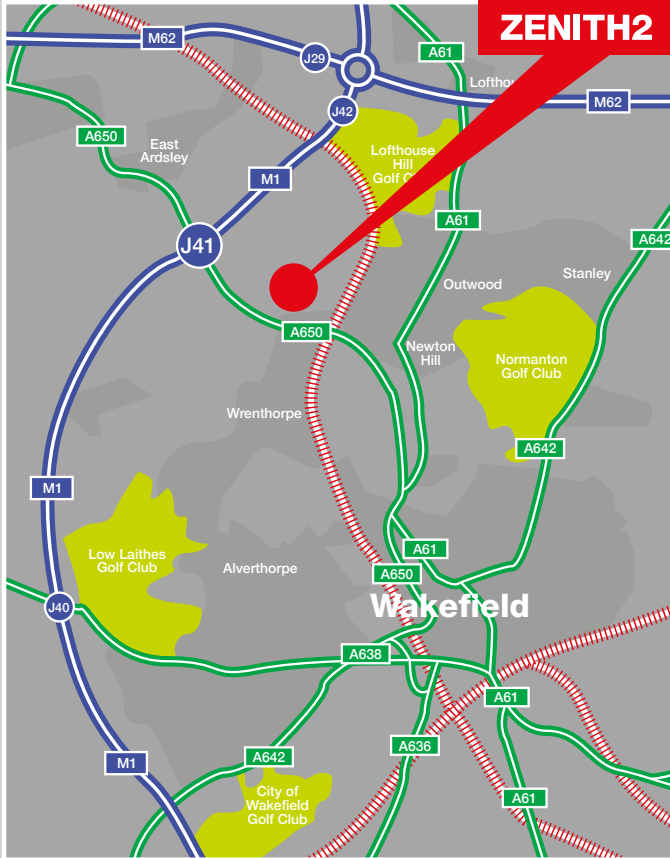
Each party will be responsible for their own legal costs incurred in connection with the transaction.



ZENITH2 is situated in a popular business environment, located to the north of the A650 on the Wakefield 41 Business Park, less than 1 mile from Junction 41 of the M1 and approximately 2 miles from Wakefield city centre.

Wakefield 41 Business Park is an established commercial location enjoying easy access to the M1 (J41) and Wakefield city centre. A range of local and national companies are represented in the area including Redrow Homes, Yorkshire Ambulance Service, NHS, Morrisons Group and McFarlane.

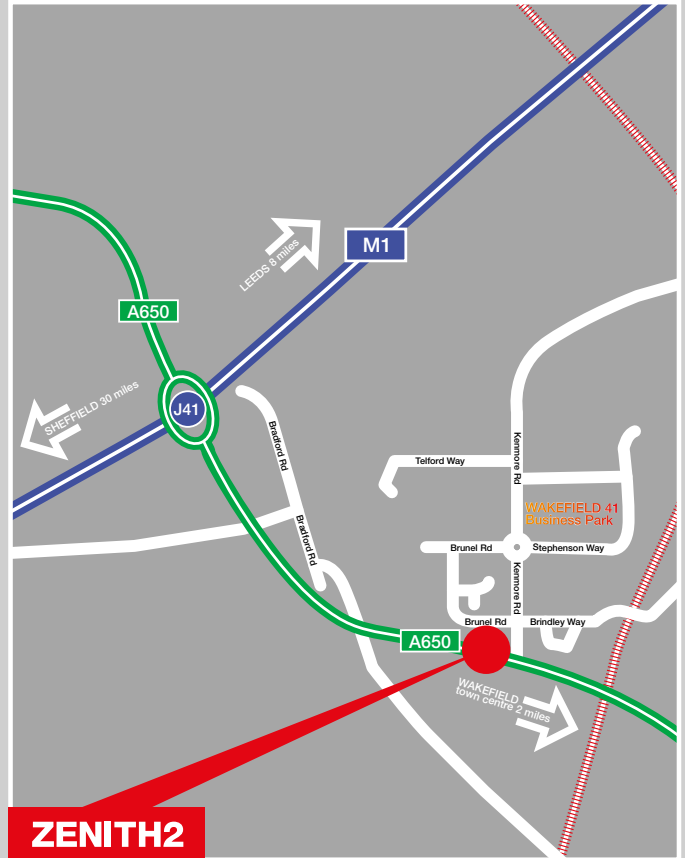
Regional Map



Local Map



Sat Nav - WF2 0XG



ZENITH2

Viewing / Further Information

For further information or to arrange an inspection please contact the joint letting agents:

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