



**For Sale / To Let** 3,828 - 9,628 sq ft

**ZENITH<sup>2</sup>**  
Brunel Road, Wakefield 41, WF2 0XG

Fully Refurbished to a  
**Grade A Specification**

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

Internally, the accommodation is newly refurbished to a Grade A quality including a new VRV air heating and cooling system.

A new entrance lobby with automatic sliding doors and an exclusive reception has been created. Externally 35 car spaces are provided with the building.

**ZENITH2**



## Description

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

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

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

## Specification

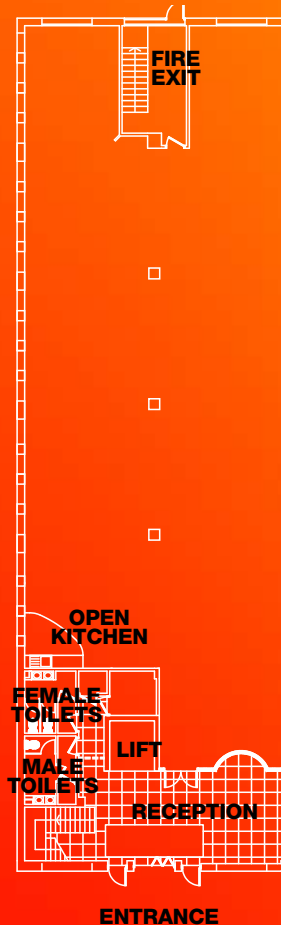
- VRV heating and cooling air system
- New suspended ceiling grid
- High quality LG7 lighting
- Eight person, 630 kg passenger lift
- Double glazed window units
- Dado trunking with power and data capabilities
- Male / female and disabled WC facilities
- Kitchen facilities to both floors
- Fully decorated 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
<b>Total</b>	<b>9,628 sq ft</b>	<b>894.5 sq m</b>

## Ground Floor Plan



38.60m x 11.84m

## First Floor Plan



48.02m x 11.83m

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



# ZENITH2

### Car Park

The premises benefit from 35 on site car parking spaces.

### Terms

To lease - ZENITH2 is available to lease as a whole or on a floor by floor basis on flexible terms.

To purchase - The freehold title of ZENITH2 is also for sale at a price to be agreed.

For further information please contact the joint letting 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 all rates and taxes levied upon the accommodation.

ZENITH2 has an adopted rateable value of £116,000 per annum.

### Legal Costs

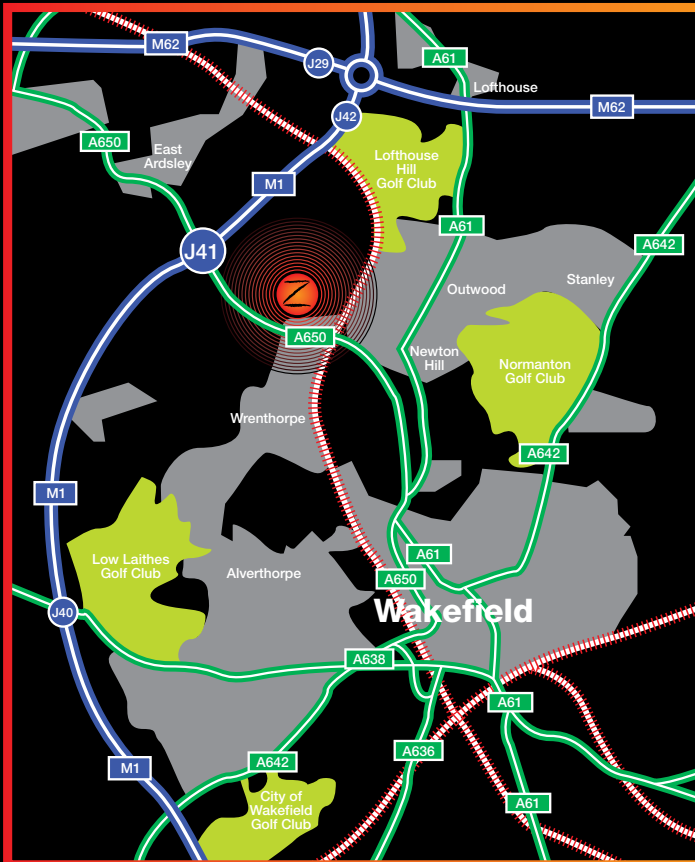
Each party will be responsible for their own legal costs incurred in connection with the transaction.



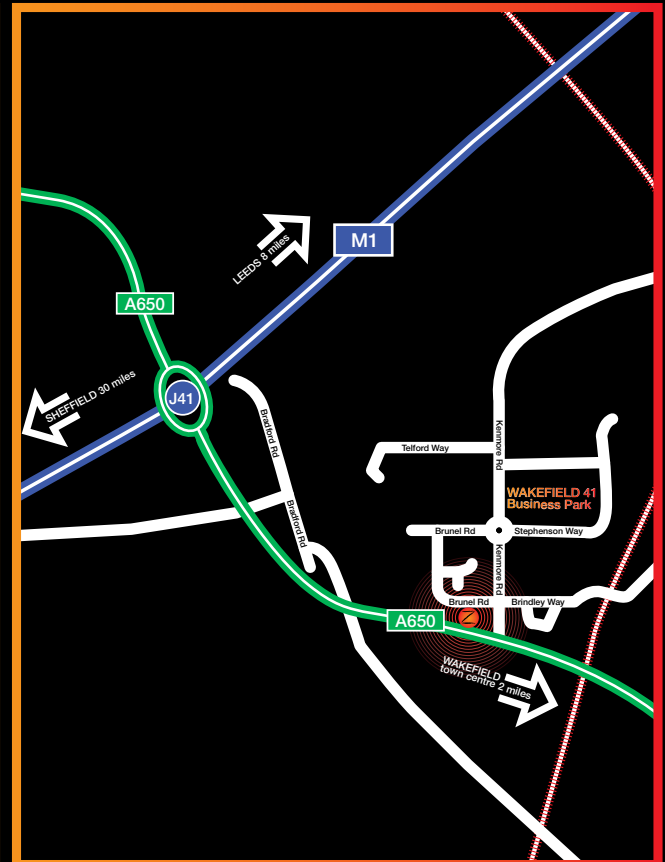
**ZENITH2** is situated in a popular business environment, located to the north of the A650 on the Wakefield 41 Business Park, less than 1 mile from Junction 41 of the M1 and approximately 2 miles from Wakefield city centre.

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

### Viewing / Further Information

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

**Adam Varley**  
AVarley@lsh.co.uk

**Steve Gibbins**  
steve.gibbins@stevegibbins.co.uk

**Robin Beagley**  
RBeagley@wsbproperty.co.uk

**Lambert Smith Hampton**  
0113 245 9393  
www.lsh.co.uk

**STEVE GIBBINS AND COMPANY**  
COMMERCIAL PROPERTY CONSULTANTS  
01924 386017  
steve.gibbins@stevegibbins.co.uk

PROPERTY CONSULTANTS  
**wsb**  
www.wsbproperty.co.uk  
0113 234 1444

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**ZENITH2**