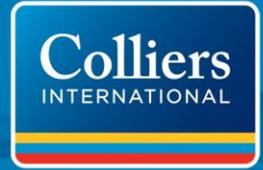


TO LET

2 Paragon Avenue, Paragon Business Village,
Wakefield, WF1 2UF



- Coming soon – high quality offices from 3,025 – 6,000 sq ft (279.17 – 559.27 sq m) NIA
- 25 car parking spaces
- 1 mile from Junction 41, M1

CONTACT US

Strictly by prior appointment
with the joint letting agents:

Colliers International

Roddy Morrison
+44 113 200 1810
Roddy.Morrison@colliers.com

Knight Frank

Elizabeth Ridler
+44 113 297 2427
Elizabeth.Ridler@knightfrank.com

Harvey Burns & Co

Lyndsay Burns
+44 113 243 2400
lburns@harveyburns.co.uk

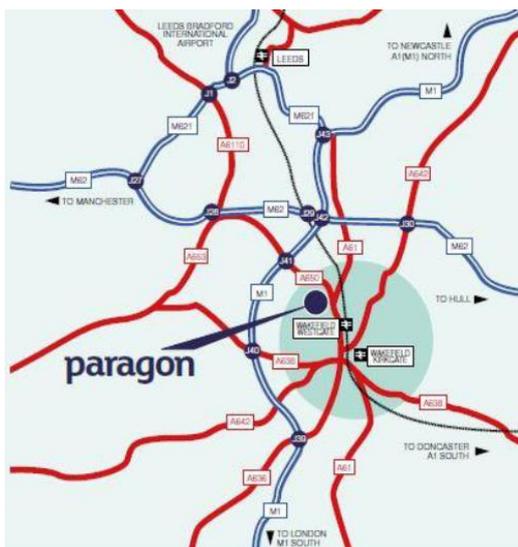
Colliers International
1 Broad Gate
The Headrow
Leeds LS1 8EQ
+44 113 200 1800

www.colliers.com/uk/offices

From 3,025 – 6,000 sq ft Available

From £15.00 per sq ft

2 Paragon Avenue, Paragon Business Village, Wakefield, WF1 2UF



LOCATION

The property is prominently located on paragon business village fronting the a650 Wakefield Road and forms part of a 130 acre substantial mixed use office park that benefits from being situated within 1 mile of junction 41 of the m1 which in turn provides excellent access to both Leeds city centre and the m62 motorway. Wakefield town centre and rail station is within 1.5 miles from the scheme via the a650. Leeds is only 15 minutes away by car.

On site amenities include premier inn, the rhubarb triangle public house, Bannatynes Health & Fitness, busy bee's crèche, Kashmir Aroma and Burger King, with snowhill retails park situated less than ½ mile of the development where occupiers include Costa Coffee, Aldi, Greggs, Subway and McDonalds.

SPECIFICATION

- ♦ Comfort Cooling
- ♦ High Quality Feature Reception
- ♦ 600 x 600 full access raised floor with 150mm clear void
- ♦ Recessed modular lighting
- ♦ 1 x 8 person lifts
- ♦ Kitchenette facilities
- ♦ Double height reception area
- ♦ Fully carpeted

ACCOMODATION

The offices have been measured to have the following approximate net internal floor areas: -

Floor	Sq Ft	Sq M
Ground	3,005	279.17
First	3,015	280.10
Total	6,020	559.27

RENT

From £15.00 per sq. Ft.

TERMS

The property is available to let either as a whole, or on a floor by floor basis by way of a new effective full repairing and insuring lease.

LEGAL COSTS

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

BUSINESS RATES

The property has been assessed to have a Rateable Value of £45,000. We recommend all interested parties to make their own enquiries of the Valuation Office.

SERVICE CHARGE

An estate charge is payable in connection with the building. Details available on request.

CAR PARKING

25 on site car parking spaces are allocated to the demise.

VAT

The rent quoted is exclusive of any VAT the vendor may choose or have a duty to impose.

EPC

The property has an EPC rating of C (52). The recommendation report and full certificate can be provided on request.

SUBJECT TO CONTRACT

JULY 2018

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (May 2017)

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