

# LONG LEASEHOLD FOR SALE

## OFFICES WITH CAR PARKING



### Unit 2, The Office Campus, Paragon Business Park Wakefield, WF1 2UY

- 1,630 Sq Ft (151 Sq M)
- Modern open plan office
- Excellent location
- Close to Junction 41 of the M1 Motorway
- Convenient for Snowhill Retail Centre
- 5 Allocated car parking spaces



## DESCRIPTION

This is a rare opportunity to purchase a modern office building with open plan and private offices at ground and first floor. The ground floor offers open found space with kitchenette and DDA compliance Wc facilities in the reception area. The first floor is open plan and benefits form having perimeter network trunking and suspended ceiling. There are 5 allocated car parking spaces.

## LOCATION

Located just 1 mile from Junction 40 of the M1 Motorway and 3 miles from its Junction with the M62 Motorway. Paragon Business Village is continuing to expand and forms a 130-acre landscaped site with onsite facilities including a health and fitness centre, hotel, creche, resteraunts and public house. Other occupiers include Nationwide Building Society, Chadwick Lawrence Solicitors, Bannatynes Health and Fitness, Premier Inn, York Court Properties and more.



## ACCOMMODATION

Ground Floor -	24ft 2in x 37ft 3in = 900 sq ft (Includes reception area and Wc facilities)
First Floor -	24ft x 37ft = 730 sq ft (Minus stairwell)

**Total area = 1,630 sq ft (151 sq m)**

## PRICE

Offers in the region of £240,000

## CAR PARKING

The property benefits from having 5 car parking spaces.

## TENURE

**The property is held on a 9 Year long leasehold title from 21/09/2004.**

## RATES

We understand from the VOA website that the property has a rateable value of £12,250. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

## SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## SERVICE CHARGE

**A service charge is applicable. Further details upon request.**

## VAT

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

## EPC

This property is currently awaiting an EPC assessment.

### GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated October 2022 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.