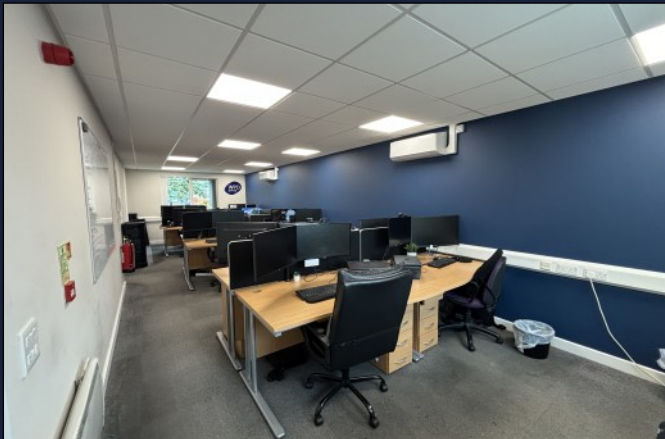


MODERN SELF-CONTAINED OFFICE TO LET / FOR SALE



8 The Office Campus, Paragon Business Village Wakefield, WF1 2UY



- 1,554 sq ft (144 sq m)
- Ground and first floor
- Modern office space
- 5 designated car parking spaces plus visitor car parking
- Located just to the North of the City Centre
- Excellent access to the M1 motorway

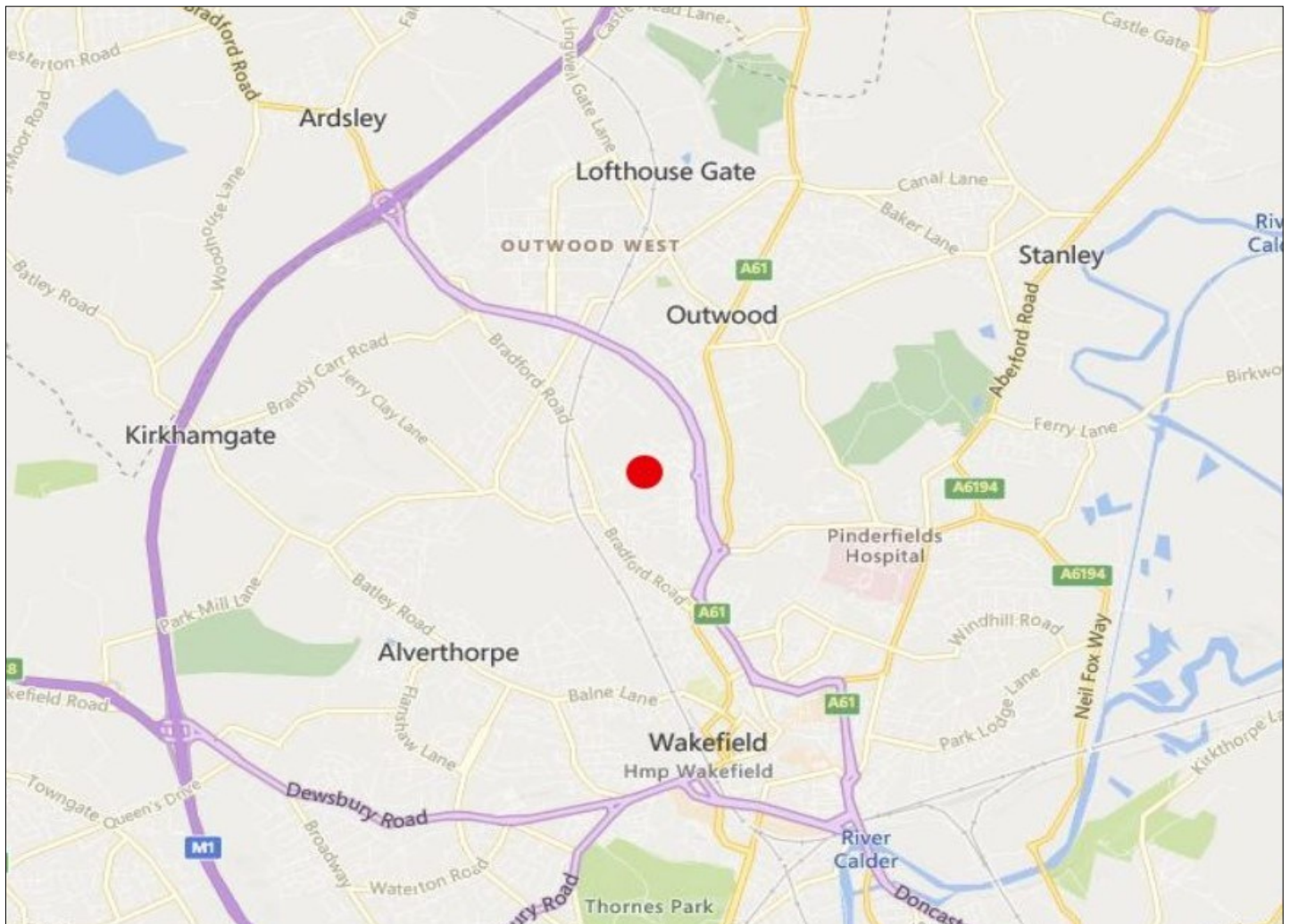
DESCRIPTION

This is a very well presented modern office building with open plan and private offices at ground & first floor. The accommodation comprises of a ground floor space offering a general open plan office with staff room/kitchenette to the rear. DDA compliant Wc facilities are located in the reception area.

The first floor has been divided with light partitions to provide a general open plan office with 4 private offices. The whole building benefits from having air conditioning, electric heating, perimeter network trunking and 5 allocated car parking spaces, plus visitor parking onsite.

LOCATION

Superbly 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, restaurants and public house. Other occupiers include Nationwide Building Society, Beaumont Legal, Chadwick Lawrence Solicitors, Bannatynes health and fitness, Premier Inn, York Court Properties and more.



ACCOMMODATION

Ground Floor

Open plan office- 37ft 2in x 11ft 9in = 437 Sq Ft

Staff Room- 25ft x 16ft 1in = 402 Sq Ft

Kitchenette - 4ft 1in x 2ft 3in = 9 Sq Ft

Total net ground floor- 848 Sq Ft (plus Wc facilities)

First Floor

Open plan offices- 20ft 10in x 24ft 1in = 431 Sq Ft (average)

Meeting Room - 14ft 3in x 8ft = 114 Sq Ft

Private Office- 9ft 6in x 8ft = 76 Sq Ft

Private Office 2 -5ft x 7ft 8in = 38 Sq Ft

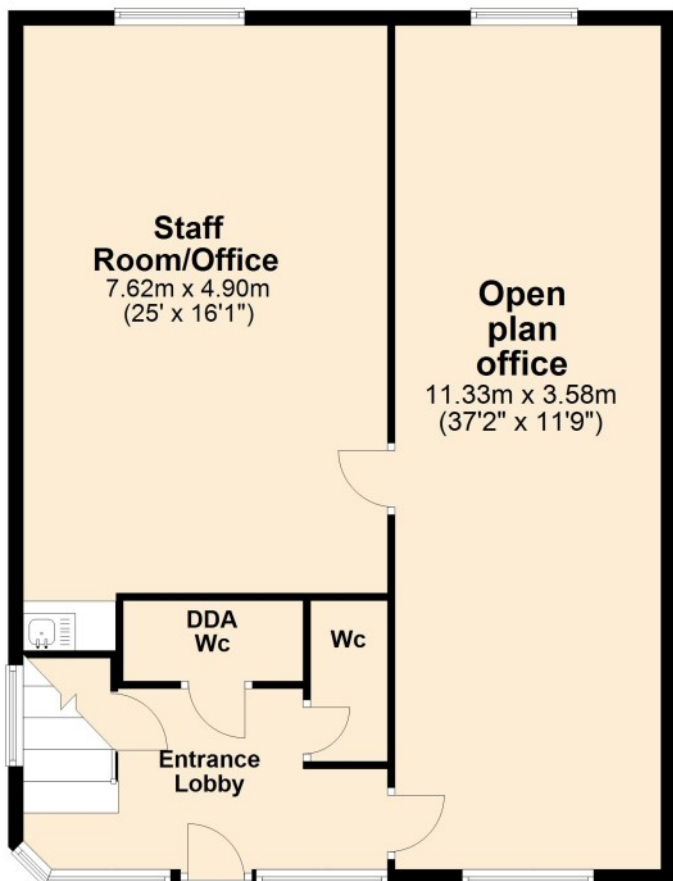
Private Office 3- 7ft 8in x 6ft 2in = 47 Sq Ft

Total net first floor- 706 Sq Ft

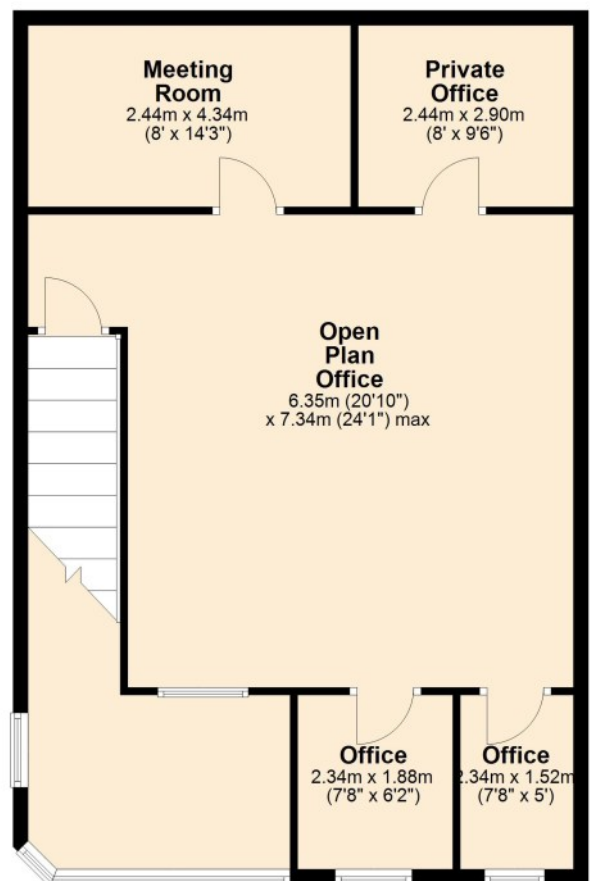
Total net internal area- 1,554 Sq Ft (144.37 Sq M)

Plus Wc facilities

Ground Floor



First Floor



SUMMARY

PRICE	£275,000
RENTAL	£20,000 per annum
LEASE DETAILS	Full Repairing and Insuring
LEASEHOLD TITLE	The property is held by way of a 121 year lease dated 23rd December 2008.
SERVICE CHARGE	The last service charge to Unit 8 was £1,550 plus VAT. This is due to increase to £2,550 due to an extra charge for the next 2 years due to one off drainage works completed in 2025.
RATEABLE VALUE	£14,750
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-76



VEWINGS & FURTHER ENQUIRIES

	<p>Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk</p>
	<p>Isobel Smith 01924 291500 Isobel.smith@vickerscarnley.co.uk</p>

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 created May 2026 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.