

Brunel House

Fully refurbished,
upgraded and remodelled
Grade A office building
offering **8,338 sq ft** of
exceptional space with
45 car parking spaces

TO LET

Brunel House Brunel Road
Wakefield 41 Business Park
Wakefield WF2 0XG



The finished building will boast a **high specification** as demanded by the modern office occupier



THE BUILDING

Brunel House is to undergo a **full redevelopment** and remodelling. The finished building will boast a **high specification** as demanded by the modern office occupier which will be reflected in the use of **quality materials** and finishes, **generous car parking** and **external landscaping**.

Totalling **8,388 sq ft** arranged over two spacious office floors each offering impressive new **full height floor to ceiling glazing** and a prominent new entrance reception area. This sense of quality is further enhanced by the high specification and finishes throughout including **LED lighting, raised**

access floor and **air conditioning**.

The building has been designed as a flagship regional HQ office ideally suited for a single occupier, but has the ability to be subdivided and let as individual floors to 2 separate occupiers.



The building will be finished to the very **highest standards** and will benefit from a first class office environment that enjoys immediate access to the **M1**, the Yorkshire region and beyond.



SCHEDULE OF ACCOMMODATION

Car parking – 45 dedicated car parking spaces

| Net Internal Areas | | |
|--------------------|------------|-------------|
| Floor | Sq.m | Sq.ft |
| Ground Floor | 382.9 sq m | 4,121 sq ft |
| First Floor | 396.5 sq m | 4,267 sq ft |
| Total | 779.4 sq m | 8,388 sq ft |

SPECIFICATION



AIR
CONDITIONING



RAISED
ACCESS FLOOR



FULL
HEIGHT GLAZING



MALE/ FEMALE/
DISABLED WC'S



CYCLE
STANDS



SUSPENDED
CEILING



LED
LIGHTING



DDA COMPLIANT
PASSENGER LIFT



GENEROUS
CAR PARKING

TERMS

The building is offered by way of a new full repairing and insuring lease on terms to be agreed.

RENT

Upon Application.



LOCATION

Brunel House is a self-contained detached office building located in a prime position within Wakefield 41 Business Park on Brunel Road just off the main roundabout of the A650.

From its prominent position overlooking the A650, Brunel House enjoys excellent connectivity to the centres of both Leeds and Wakefield as well as the whole of the West Yorkshire conurbation and beyond via junction 41 of the M1 less than 1 mile to the west.

FURTHER INFORMATION

For further information on this unique opportunity please contact either of the joint agents:

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