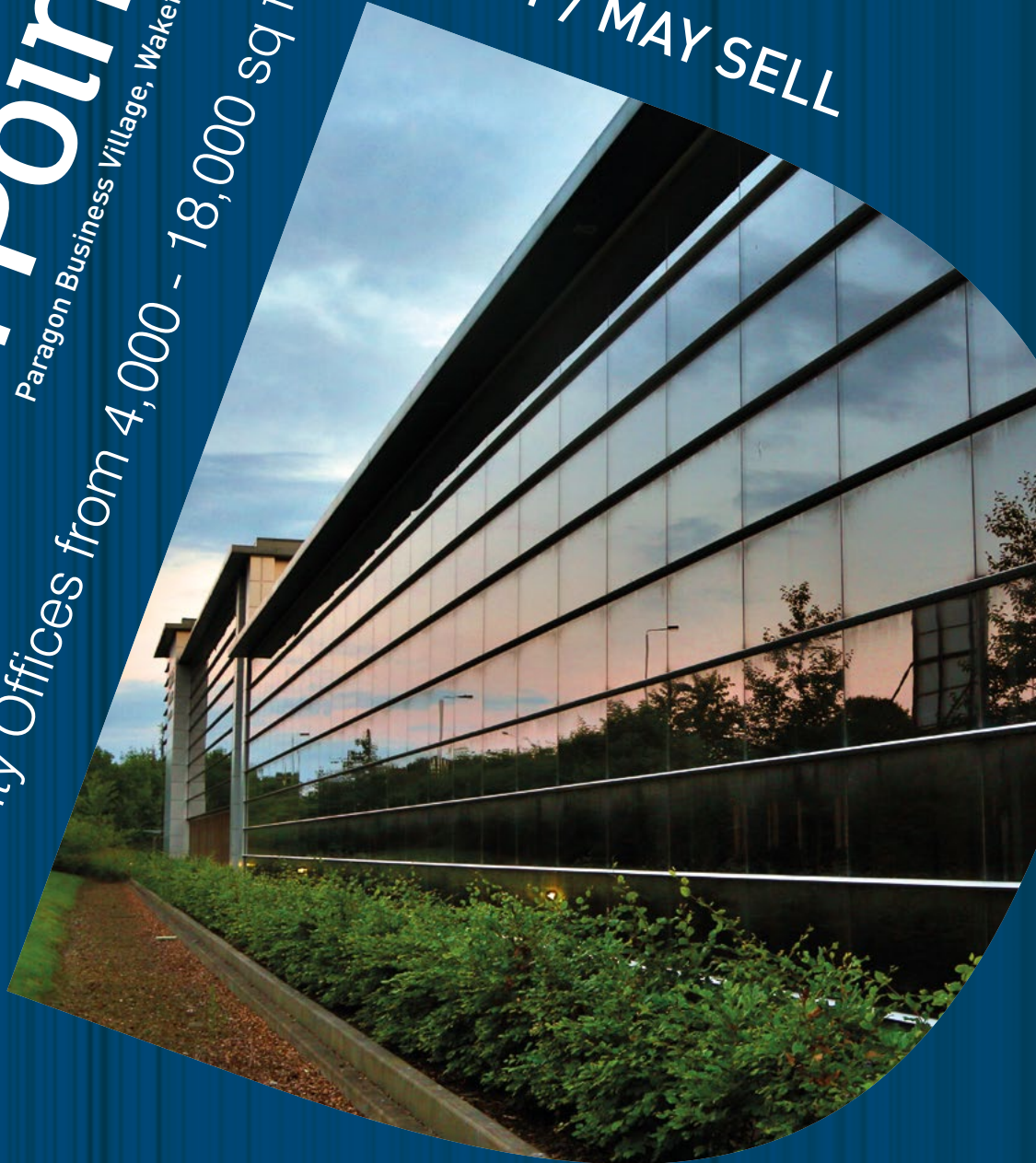


# Origin Point

Paragon Business Village, Wakefield

High Quality Offices from 4,000 - 18,000 sq ft

TO LET / MAY SELL



Highly visible from the A650 -  
J41 M1 & Wakefield within 1 Mile -  
72 Car parking spaces -

[www.paragon-wakefield.co.uk](http://www.paragon-wakefield.co.uk)





## Serving The Yorkshire Office Market...

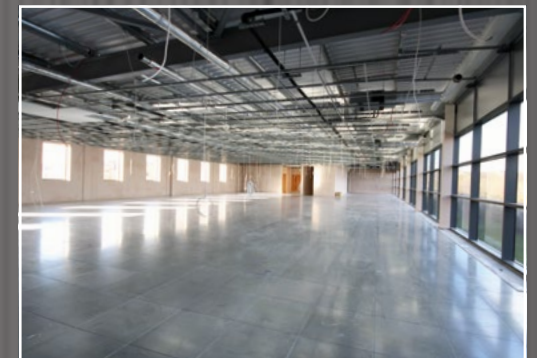
Paragon Business Village  
Wakefield WF1 2DF

### Occupiers

7. Securitas
8. Red Hall
9. City & Guilds
10. Beaumont Legal
11. Chadwick Lawrence
12. Interserve
13. Freedom
14. Watermark
15. Yorkcourt Properties
16. Nationwide Building Soc.
17. Fire Control Centre
18. Neil Bowen Architects
19. Serco
20. PFP Wealth
21. Elements Construction

### Amenities

1. Kashmiri Aroma
2. Burger King
3. Premier Inn
4. The Rhubarb Triangle Public House
5. Bannatynes Health & Fitness
6. Busy Bee's Creche



## Description

Origin Point's geographical connectivity is complemented by its virtual connectivity – Paragon Business Village is only one of 50 dedicated BT e-location sites in the UK guaranteeing constant internet and phone services.

Paragon Business Village is a commanding mixed use 130 acre landscaped sustainable location with superb on site facilities including a health club, crèche, restaurants and a hotel. In addition, the offices benefit from 72 car parking spaces.

## Specification

The offices have been fitted out to the following high quality specification:

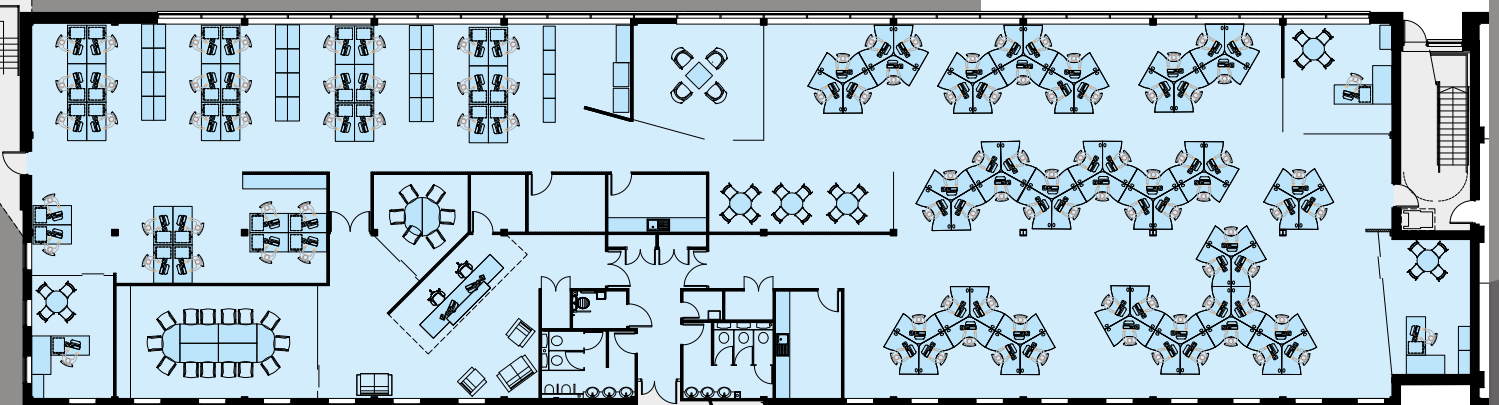
- Comfort cooling
- High Quality feature reception
- 600 x 600 full access raised floor with 150mm clear void
- Recessed modular LG7 lighting
- 2 x 8 person lifts
- Kitchenette facilities
- Double height reception area
- Fully carpeted

This flexibility gives an occupier the rare opportunity to tailor their fit out without compromise.

## Accommodation

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

Possible Ground Floor Space Plan:



Splits available  
from 4,000 sq ft

	sq ft	sq m
Ground Floor	9,000	836
First Floor	9,000	836
<b>Total</b>	<b>18,000</b>	<b>1,672</b>



## 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.



## Paragon Business Village, Wakefield WF1 2DF

### TERMS

Origin Point is available to let as a whole, on a floor by floor or part floor basis by way of a new effective full repairing and insuring lease for a term to be agreed. Rent upon application. Alternatively, the Landlord may consider a disposal of the freehold. Price upon application.

### VAT

All reference to rent, price, premium are deemed to be exclusive of VAT unless expressly stated otherwise.

### LEGAL COSTS

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

### EPC

The property has been assessed to have an EPC Rating of E (112). A full certificate is available upon request.

### FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint sole letting agents:



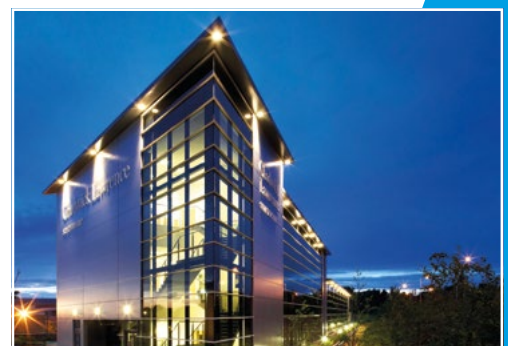
Roddy Morrison  
roddy.morrison@colliers.com



Lyndsay Burns  
lburns@harveyburns.co.uk



Elizabeth Ridler  
elizabeth.ridler@knightfrank.com



Misrepresentation Act. These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by Colliers / Harvey Burns & Co / Knight Frank and Vendor for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant/purchaser. Designed & produced by [www.conemarketing.co.uk](http://www.conemarketing.co.uk). October 2015.