

PARAGON³

TO LET

Refurbished Office Accommodation
5,340-19,057 sq ft (496.10-1,770.45 sq m)

3 PARAGON • REDHALL CRESCENT • WAKEFIELD • WEST YORKSHIRE • WF1 2DF



PARAGON 3

DESCRIPTION

3 Paragon provides recently refurbished, contemporary office accommodation, accessed via a fully glazed, double height reception. The available suites are on the ground and part first floor and benefit from a modern specification with great natural light. The predominately open plan suites also benefit from glazed meeting rooms on both ground and first floors. The specification of the building and vacant suites benefit from:

- On-site security
- Open plan floor plates
- Recently refurbished
- Male, female and disabled WC's facilities
- Air conditioning
- Raised access floors
- LED + LG7 lighting
- Passenger lift x2
- 24 hour secure access
- 72 car parking spaces (1: 262 sq ft)
- Shower facilities
- Secure Cycle Storage





INDICATIVE FLOOR PLANS



ACCOMMODATION

FLOOR	Sq Ft NIA	Sq M NIA	ACCOMMODATION TYPE
Ground	13,717	1,274.35	Offices
Part First	5,340	496.10	Offices
TOTAL	19,057	1,770.45	

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.





LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

EPC

The property has an EPC rating of D (85). The full certificate is available upon request.

LOCATION

3 Paragon is located a short distance from Junction 41 of the M1 Motorway, and approximately 1 mile from Wakefield City Centre. The property is well connected by public transport facilities and benefits from a range of amenities within a few minutes walk:

- Aldi • McDonald's • Costa Coffee • Starbucks
- Greggs • Subway • Poundland



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

Ross Firth
0113 887 6706
RCFirth@lsh.co.uk

Matthew Procter
0113 887 6708
MProcter@lsh.co.uk

TERMS AVAILABLE

To Let on a new lease for a term of years to be agreed, made on full repairing and insuring terms. Terms are available on request.

Important Notice: Lambert Smith Hampton give notice to anyone who may read these particulars as follows:
1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. September 2022.

