

# ZENITH

OPPORTUNITY • QUALITY • ADAPTABILITY • EFFICIENCY

## HIGH SPECIFICATION OFFICE LOCATIONS

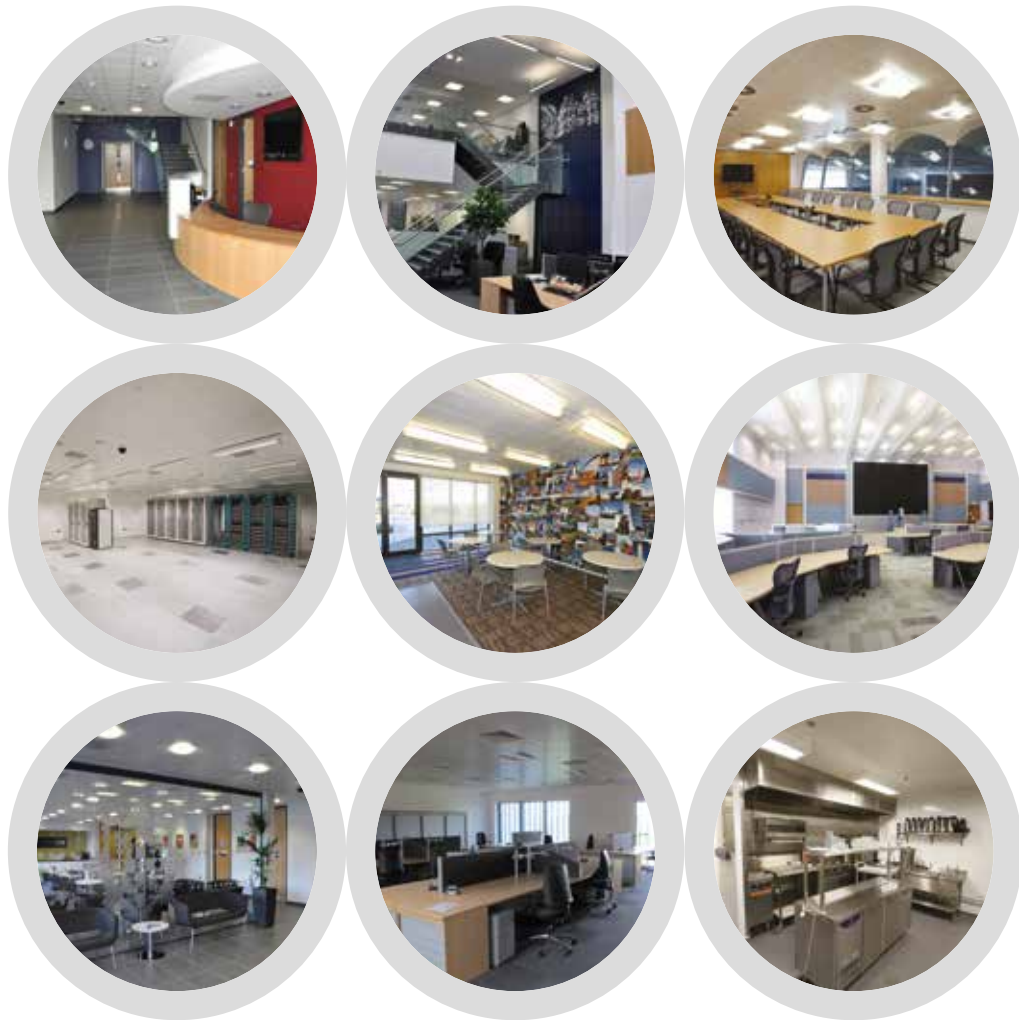
Self-contained commercial buildings featuring high quality, flexible accommodation within a fully secured environment, each extending to c. 30,000 sq ft (2,787 sq m) GIA

**TO LET**



**CASTLE DONINGTON  
WAKEFIELD**

**WWW.ZENITHCONTROL.CO.UK**



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## SELF-CONTAINED OFFICE ACCOMMODATION IN PRIME LOCATIONS

Zenith comprises five self-contained former control centre buildings suitable for a range of commercial occupier types. With offices to the upper floors, the ground floor of each incorporates offices, a canteen, kitchen and servery, locker rooms and showers, plant rooms, UPS, switch and transformer rooms, an equipment room and a loading bay with goods lift.

Each office is equipped with the latest technology and is finished to a very high specification, including suspended ceilings with inset compact fluorescent lights, carpeted raised floors, VRF air conditioning and double glazed windows.

The sites have ample car parking and a bike store, with access gained via a security gatehouse.

Positioned in out-of-town business park locations, the buildings benefit from easy access to a variety of onsite and nearby amenities.

The buildings offer well specified, secure accommodation available for immediate occupation.

EXAMPLE FIT OUT IMAGES SHOWN



**A unique opportunity - each building benefits from the following:**

- Fully fitted air-conditioned office accommodation
- Fully fitted double height comms room with potential to add mezzanine
- Suspended ceilings with metal ceiling tiles
- LG7 fluorescent lighting
- Carpeted raised flooring
- Full catering/canteen facilities on ground floor with further kitchenettes on upper floors
- A secure fenced environment with gatehouse and CCTV
- 74 secure car parking spaces plus 6 visitor spaces (potential to increase provision to 114 spaces) and dedicated bicycle storage
- Very competitive lease terms
- Suitable for a variety of alternative uses, including data centre, contact centre and HQ office functions



visit [www.zenithcontrol.co.uk](http://www.zenithcontrol.co.uk) for further information

# PRIME LOCATIONS

Each strategically positioned centre is flanked by major road links and is within five miles of the nearest major railway station and approximately 30 miles away from the nearest international airport.



**WAKEFIELD** lies approximately two miles south of Junction 41 of the M1. The Centre lies approximately ten miles south of Leeds, 30 miles north of Sheffield and 45 miles north east of Manchester. Wakefield Westgate railway station is approximately two miles away providing direct services to London Kings Cross station in a journey time of approximately two hours. Leeds Bradford International Airport lies approximately 20 miles to the north.



**CASTLE DONINGTON** is bound by the M1 to the east and the A50 to the north, providing swift access to the national motorway network. The Centre is approximately ten miles south of Derby and 12 miles south west of Nottingham. East Midlands Parkway railway station is approximately six miles away providing direct services to London St Pancras in 1 hour 28 minutes. East Midlands Airport lies approximately five miles to the south.

Source: [www.googlemaps.com](http://www.googlemaps.com) | [www.thetrainline.com](http://www.thetrainline.com)

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