

PRESTIGIOUS OFFICE SPACE TO LET



Suites 1 & 2 Bull Ring House, Wakefield, WF1 3BJ

- 2,233 sq ft
- Modern office space
- City centre location
- Close to bus station and car parks
- 13 passenger lift
- Kitchen and Wc facilities



DESCRIPTION

The property comprises of a broadly open plan first floor office with self-contained kitchen and toilet facilities, which is available to let within Bull Ring House.

Bull Ring House offers high quality accommodation in the heart of the city. It is suitable as a headquarters building or for occupation by local or regional companies or professional firms. The building also has the added benefit of ground floor representation which would suit many who require a high-profile appearance.

LOCATION

Bull Ring House is situated in central Wakefield at the junction with the Bull Ring and Northgate, immediately adjacent to the pedestrianised shopping precinct.

The bus station is within 100 metres along with Trinity Walk Shopping Centre and the Ridings Shopping Centre. Westgate Railway Station is within walking distance with direct half hourly services to Kings Cross which puts London in reach within 2 hours travel.

ACCOMMODATION

Suite 1 & 2 -

Open plan office–	38ft 6in x 35ft 4in = 1,360 sq ft
	6ft 6in x 17ft 9in = 115 sq ft
Rear office–	22 ft 10in x 19ft 7in = 449 sq ft
	15ft x 17ft = 255 sq ft
Kitchen-	9ft x 6ft = 54 sq ft

RENTAL

£25,000 per annum plus VAT

LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be decided.

VAT

All prices quoted are exclusive of VAT which may be charged in addition at the standard rate where applicable.

SERVICE CHARGE

A service charge is applicable. Further details upon request.



FIRST FLOOR

RATES

We understand from the VOA website that the current rateable value of the property is £12,750. The rates payable is calculated by applying the current small business rates multiplier of 49.9p or 51.2p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATE RELIEF

Subject to eligibility, businesses occupying a property with a rateable value of £12000 and below will receive 100% relief, between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

VIEWING

By prior appointment with sole agents Vickers Carnley where Lee Carnley will be pleased to assist.

Tel: 01924 291500.

EPC

This property is currently awaiting an EPC assessment.

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 prepared July 2022 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.