

# PRESTIGIOUS OFFICES TO LET



## Vincent House, Westgate, Wakefield, WF2 9SR

- Suites from 254 sq ft
- 3 Floors of prestigious offices
- City centre location
- Very close to the train station
- Flexible monthly terms
- From £40 per week

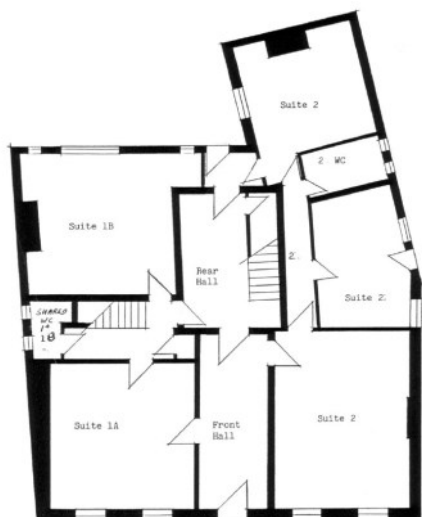


## DESCRIPTION

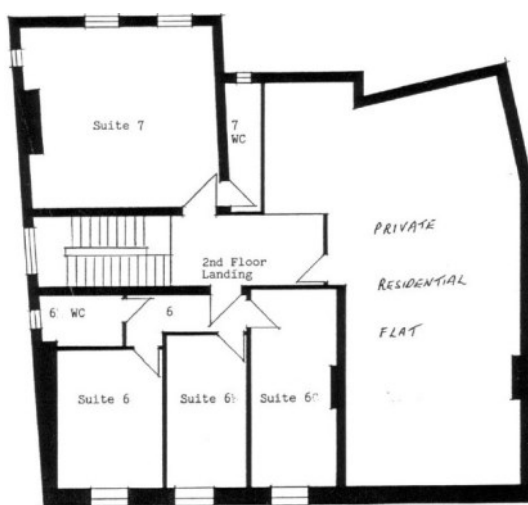
These delightful office suites are situated in Vincent House, a Grade II Listed Building constructed in 1787. Offering well appointed accommodation, conveniently placed for the city centre and Westgate Railway Station. The building has been sub-divided to provide seven self contained office suites, each with the benefit of WC and wash hand basin facilities. Each suite is self contained with economy 7 electric storage heaters, electrical points, door intercom system, Wc facilities and the ability to install either traditional ADSL or Fibre broadband.

## ACCOMMODATION

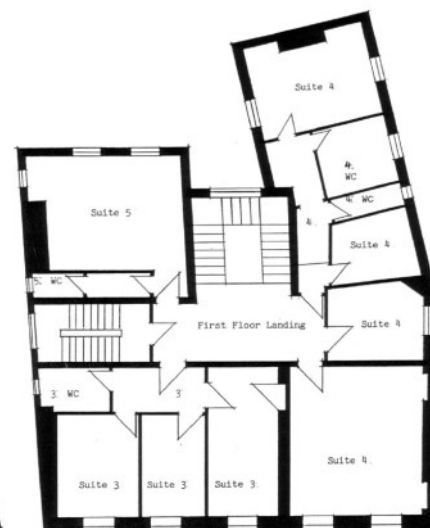
SUITE	SIZE	RATEABLE VALUE	AVAILABILITY	LICENCE FEE
1A	325 sq ft (30.19 sq m)	£3,000	Occupied	
1B	370 sq ft (34.37 sq m)	£2,850	Occupied	
2	770 sq ft (71.35 sq m)	£6,100	Occupied	
3	382 sq ft (35.49 sq m)	£3,350	Occupied	
4	649 sq ft (60.20 sq m)	£4,900	Occupied	
5	254 sq ft (23.60 sq m)	£2,850	Occupied	
6	395 sq ft (36.70 sq m)	£2,800	<b>AVAILABLE</b>	£260 per month
7	311 sq ft (28.89 sq m)	£2,125	Occupied	



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

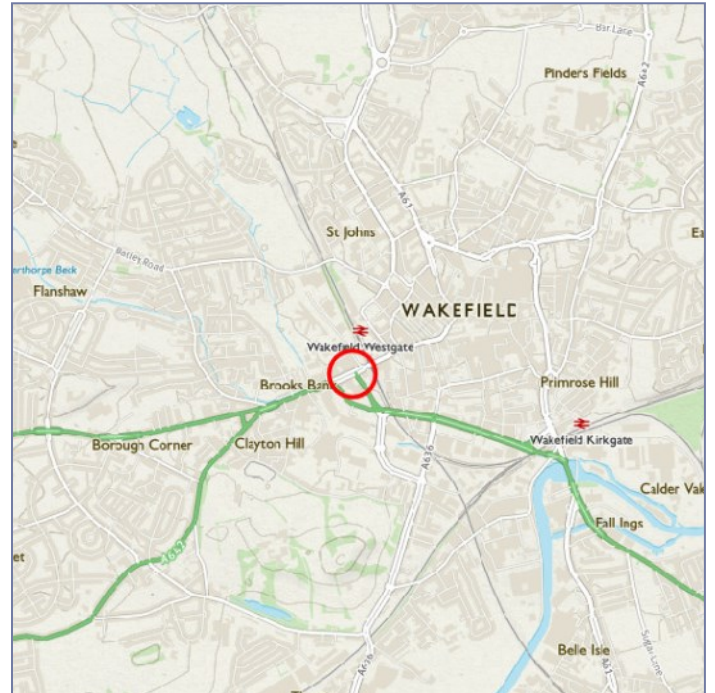
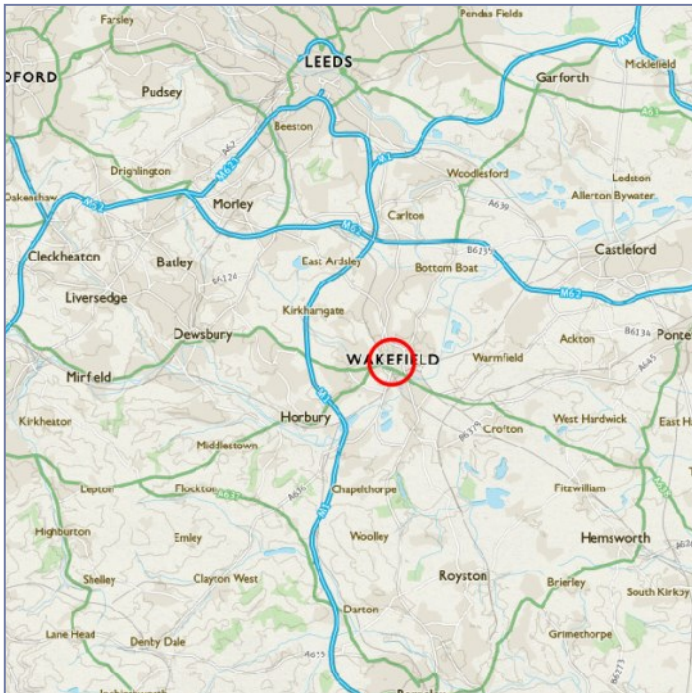
## LOCATION

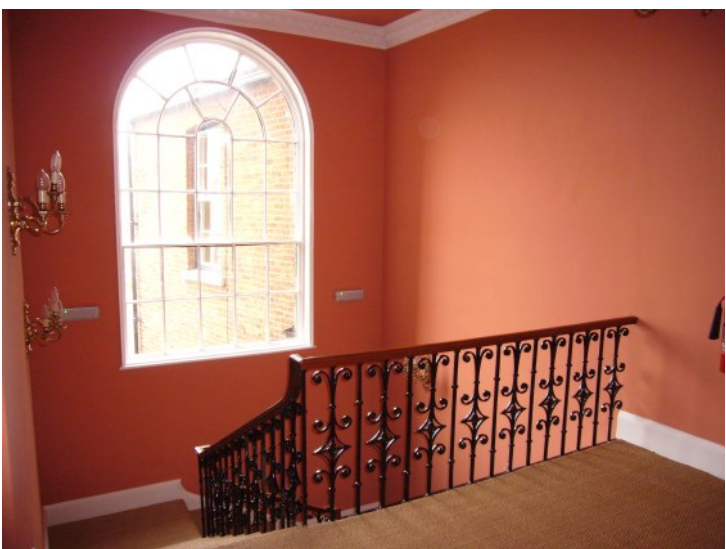
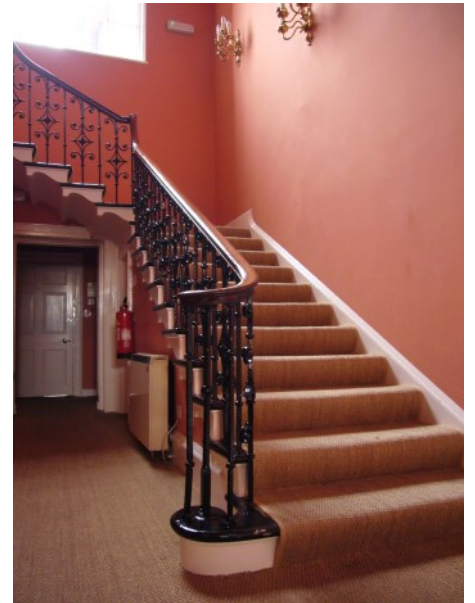
The property occupies a prominent position, fronting directly on to Westgate, opposite the Albion Mills Retail Park and close to Westgate Railway Station and the Merchant Gate mixed office, retail and residential development. Westgate is one of Wakefield's main arterial roads leading in to the City Centre.

A number of public car parks are available nearby and shown on the map below, in addition Wakefield benefits from 2 Railway Stations on Westgate & Kirkgate which both operate an intercity 125 service to London's Kings Cross with a journey time of around 2 hours. Wakefield also has excellent links to the M1 and M62 motorway network via J39, J40 & J41 of the M1.

Leeds = 12 Miles - Manchester = 43 Miles - Liverpool = 71 Miles

Sheffield = 27 Miles - York = 33 Miles - London = 187 Miles





## TENURE

The suites are offered on a flexible “easy in - easy out” Licence agreement which can be terminated on one months notice. The Licence fee is exclusive of rates, service charge and VAT and is charged monthly in advance

## SERVICE CHARGE

A service charge is levied at 15% of the licence fee. This includes the cost of management, buildings insurance and maintenance for the common area i.e. heating, lighting and cleaning and is billed quarterly in advance.

## RENTAL BOND

The Landlord will require a rental bond equivalent to 1 months licence fee. This is to be returned at the end of the tenancy.

## VIEWING

For further information and viewing contact Vickers Carnley where Lee Carnley or Emily Rogerson on 01924 291500 who will be pleased to assist, or alternatively joint agents, AWS - Tel: 0113 235 1362.

## BUSINESS RATES

We understand from the VOA website that the current rateable value of the property separately assessed for all suites. The rates payable is calculated by applying the current business rates multiplier of 49.9 p. interested parties are advised to confirm the above figures with the local authority. Please see the accommodation table for the rateable value of the suites.

## SMALL BUSINESS RATES 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.

### 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 updated November 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.