

# OFFICE/STORES TO LET



## Unit 1, G3, Caldervale Road, Wakefield, WF1 5PE

- 1,486 sq ft / 139 sq m
- Flexible accommodation
- Wc and kitchen facilities
- Office or storage space
- Excellent commercial location



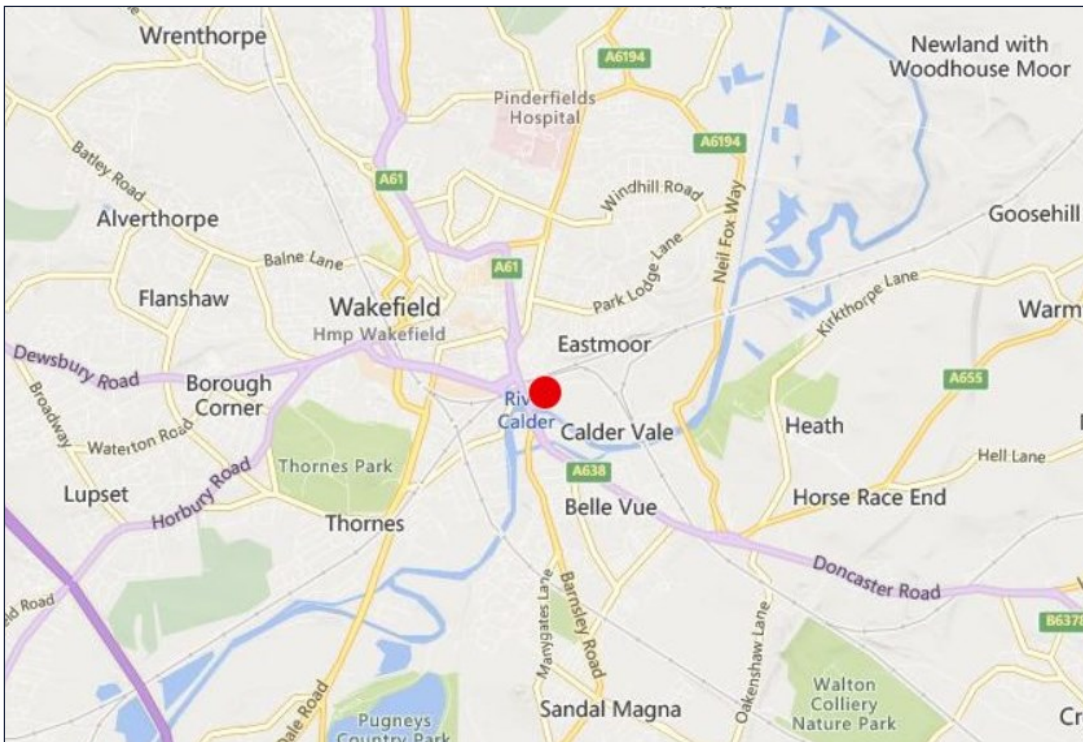
## DESCRIPTION

The offices offer very usable ground floor office/storage accommodation which is being offered on flexible license agreements at very reasonable rents. The space has been divided to create separate offices/stores with a shared reception area. As this is an internal space there are no windows which makes the accommodation very secure. (office highlighted purple on plan)

Wc facilities are provided for just of the ground floor communal reception area and onsite car parking is available. A service charge is applicable. Further details upon request.

## LOCATION

Caldevale Road is in the heart of Wakefield's commercial district whilst still being within easy walking distance of the city centre. As well as being just off a main bus route there is also a free shuttle bus station every 10 minutes. Wakefield has two train stations at Kirkgate and Westgate which runs an intercity services to London's King Cross every hour.



## ACCOMODATION

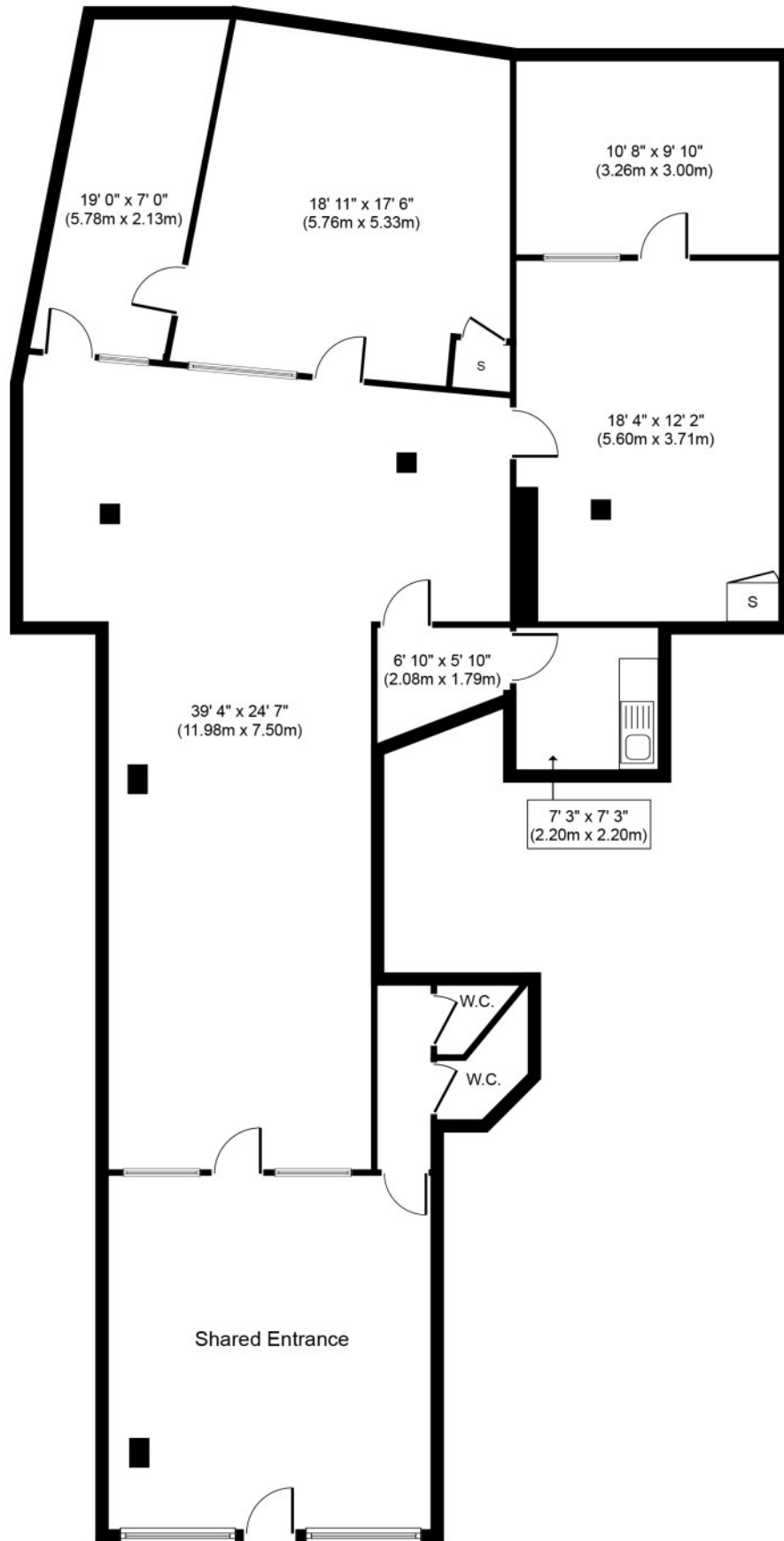
The accommodation extends to a total net internal area of 1,496 sq ft ( 139 sq m) and is divided into a variety of room sizes.

## LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term to be agreed.

## RENTAL

£10,500 per annum plus VAT



**Approximate Floor Area**  
**1,626 sq. ft.**  
**(151.1 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## RATES

We understand from the VOA website that the property has a rateable value is £10,250. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

## 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.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

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

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

## EPC

The property has an EPC rating of C68. A copy of the certificate is available upon request.



### 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 February 2024 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.