

HIGH QUALITY CENTRAL OFFICES TO LET



First Floor, Cross Street House, Cross Street, Wakefield, WF1 3BW



- 2,443 sq ft (227 sq m)
- Broadly open plan with partitioned private offices
- Kitchen and Wc facilities
- Suspended ceiling with inset lighting and gas central heating
- Prominent city centre location
- Convenient for motorway access

DESCRIPTION

The accommodation is of a mainly open plan layout which has been partitioned to provide a large general office with private offices and a fitted kitchen. The centrally heated accommodation has double-glazing and suspended ceiling/VDU compatible lighting. The property benefits from 3 compartment trunking, carpet tiles and tasteful décor. WC facilities are available within the common areas.

LOCATION

The accommodation is situated on Cross Street overlooking Northgate in the centre of Wakefield and is in close proximity to The Town Hall and other public buildings. Cross Street is a popular office location and is situated above Bellucci's restaurant. Both the bus station and the railway station are only a short walk away. Wakefield is well located for the motorway network.

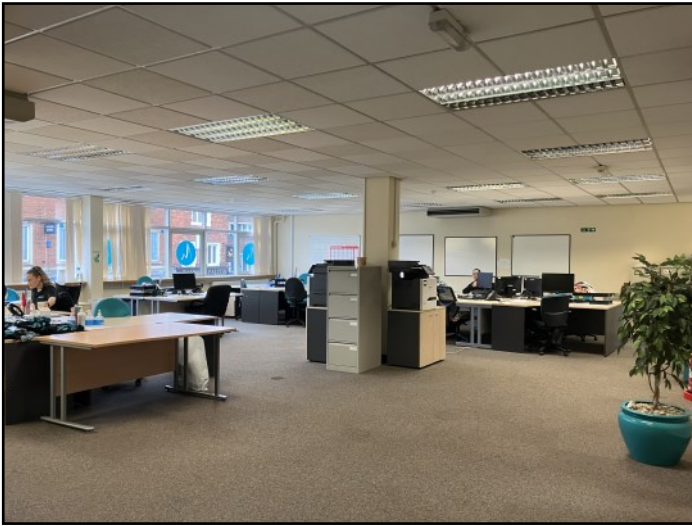


ACCOMMODATION

Total area = 2,443 sq ft (226.96 sq m)

SUMMARY

RENT	£24,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£13,750
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-78



VIEWINGS & FURTHER ENQUIRIES



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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 September 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.