

FIRST FLOOR OFFICE SUITE TO LET

Vickers
carnley



FIRST FLOOR, HOLDSWORTH HOUSE 11 WOOD STREET, WAKEFIELD, WF1 2EL

- 1,178 sq ft / 109 sq m
- Fully carpeted with suspended ceiling
- Inset lighting and central heating
- Shared Wc facilities
- Bus and train station in close proximity
- Convenient for city centre amenities



DESCRIPTION

The premises are to be found on the first floor level within a three storey brick built building known as Holdsworth House.

This functional self contained office space is ready for immediate occupation with the option of being furnished. There is also a kitchen to the rear.

LOCATION

Holdsworth House is situated on Wood Street in the heart of Wakefield's professional district. Wood Street has an abundance of retailers such as Vanilla Bean, Kraft coffee house, Bradley's, and Oliver Dean Hair & Beauty. Wakefield Town Hall is just a short walk away and both the bus and railway stations are close by. Wakefield benefits from having ample car parking.



ACCOMODATION

Front

Main office - 25ft 6in x 22ft = 623 sq ft

(Includes partitioned office - 15ft 5in x 8ft 2in = 62 sq ft)

Rear

Main office - 14ft 9in x 21ft = 290 sq ft

Private office - 11ft 8in x 17ft = 198 sq ft

Kitchen - 5ft 9in x 11ft 8in = 67 sq ft

Total net area = 1,178 sq ft / 109 sq m

RENTAL

£13,500 per annum

LEASE

The property is available by way of a Full Repairing and Insuring Lease for a term to be agreed.

RATES

We understand from the VOA website that the current rateable value of the property is currently awaiting assessment. 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.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

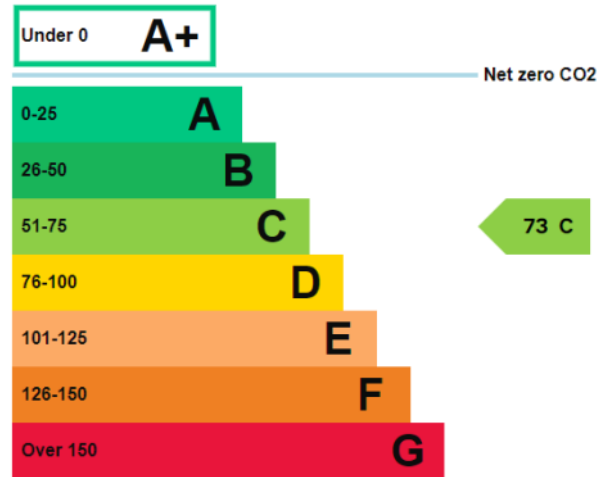
All prices quoted are exclusive of VAT which will be charged at the standard rate where applicable.

VIEWING

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

Energy rating and score

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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 October 2023 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.