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To Let

Unit 2, Mulberry House, Merchant Gate,
Wakefield WF1 2TE

- Self-contained Grade A office suite totalling 3,191 sq ft (296.45 sq m)
- 1,451 space car park within the immediate vicinity
- Prominent position, immediately adjacent to Wakefield Westgate Train Station

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
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Location

Mulberry House occupies an unrivalled location within Merchant Gate and immediately adjacent to the Wakefield Westgate Train Station, offering fast and frequent services to Leeds and London Kings Cross.

Merchant Gate is an urban development including 48,000 sq ft of Grade A office space, 35,000 sq ft of retail and leisure and 66 apartments.

The immediate vicinity also benefits from a 1,451-space car park, a Strata residential development comprising 116 new homes, the 123,000 sq ft Civic offices, Wakefield college with over 10,000 students and the Performing Arts School accommodating 500 students.

Description

Mulberry House comprises ground floor Grade A office accommodation. Unit 2 extends to 3,191 sq ft and benefits from its own front door off the landscaped public realm.

Mulberry House provides Grade A offices with the following specification:-

- ◆ VRF air conditioning
- ◆ Perimeter trunking
- ◆ Fully glazed frontage
- ◆ Suspended ceilings with integral lighting
- ◆ Kitchen and toilet facilities
- ◆ Exceptional car parking provision available in MSCP



Accommodation

The available accommodation has been measured to have an approximate net internal floor of 3,191 sq ft (296.45 sq m):





Car Parking

Suite 2, Mulberry House benefits from a 1,451 space on site car park spaces within the immediate vicinity.

Terms

The office is available either as a whole on a new effective Full Repairing and Insuring lease for a term to be agreed at a quoting rent of £15.00 psf per annum exclusive.

Rates

The suite has been assessed to have a Rateable Value of £21,250.

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.



EPC

The property has been assessed to have an EPC Rating of D (83). A full copy of the certificate is available upon request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing & Further Information

Strictly by appointment with the joint letting agents:

Knight Frank

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Carter Towler

Contact: Clem McDowell

Email: clemmcdowell@cartertowler.co.uk

Tel: 0113 245 1447

Subject to Contract

Particulars: June 2024

Photographs: September 2023

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[Particulars dated [June 2024]. Photographs and videos dated [September 2024].]

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