



Woodhead House, 8-10 Providence Street, Wakefield WF1 3BG

TO LET

Modern Office Accommodation

**2,445 Sq Ft
(227 Sq M)**

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DESCRIPTION

The accommodation at Woodhead House comprises a broadly rectangular office which is lightly partitioned to provide a reception area, open plan general office and 4 private offices with a self-contained kitchen and WC facilities. The offices are on the third floor within a four storey building known as Woodhead House with the ground floor being occupied by Novus Health.

The landlord owns a number of car parks around the city centre and is able to offer contract car parking at an additional cost.

- ✓ Open plan with lightly partitioned private offices
- ✓ Impressive ground floor entrance foyer
- ✓ Bus station just a short walk away

LOCATION

Woodhead House occupies a very prominent position on Providence Street, just off Northgate. This is a very convenient location, being just a short walk to many of the city centre amenities and positioned close to the bus station.

Wakefield city centre is less than 3 miles east of Junction 41 of the M1 motorway and less than 4 miles to the M1/M62 intersection.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Third	2,445	227
Total	2,445	227

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

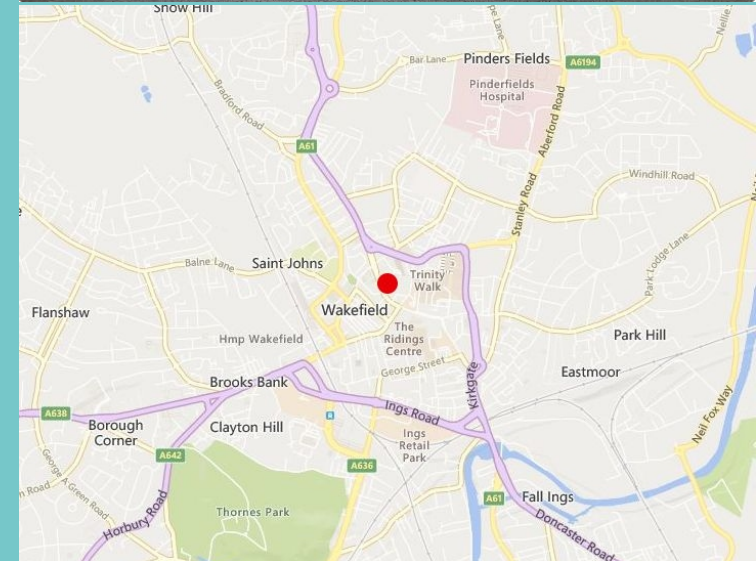
BUSINESS RATES

We understand from the VOA website that the rateable value is being reassessed.

TERMS

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

EPC This property's current energy rating is E.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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