



Cross Street Chambers (West), Cross Street, Wakefield WF1 3BW

**TO LET**

High Specification City Centre Offices

**2,690 Sq Ft  
(250 Sq M)**



# Cross Street Chambers (West), Cross Street, Wakefield WF1 3BW

## DESCRIPTION

Cross Street Chambers West (First Floor) is a well-appointed office space above an established parade of shops in Wakefield City Centre. A shared foyer provides both stair and lift access to the offices which have recently been fully redecorated. There are ample wc facilities on the first and second floor, and car parking spaces available in close proximity by way of a separate licence agreement with the landlord.

- ✓ WC facilities in the common areas
- ✓ Kitchen

## LOCATION

The property is situated fronting onto Cross Street close to its junctions with Northgate and Wood Street, in close proximity to a variety of high street shops, restaurants and Trinity Walk shopping centre. Wakefield is less than 3 miles east of the M1 motorway and only 4 miles southeast of the M1/M62 intersection.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Open Plan Office	2,691	250
<b>Total</b>	<b>2,690</b>	<b>250</b>

## 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.

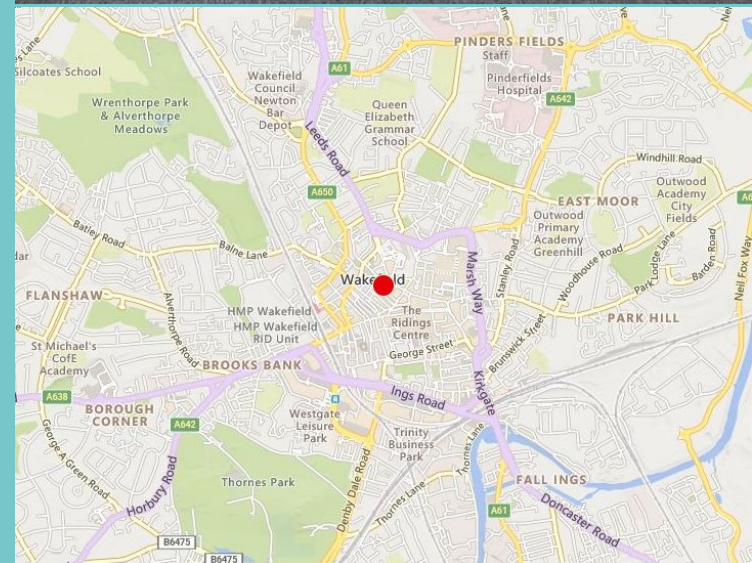
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.vo.gov.uk](http://www.vo.gov.uk).

## TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be decided.

**EPC** The property has an EPC rating of B (45).



[lsh.co.uk](http://lsh.co.uk)

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 28-Jun-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Matthew Procter  
0113 887 6708  
[mprocter@lsh.co.uk](mailto:mprocter@lsh.co.uk)