



Cross Street House, 1-3 Cross Street, Wakefield WF1 3BW

**TO LET**

High Quality Centrally Located Offices

2,443 Sq Ft  
(227 Sq M)

# Cross Street House, 1-3 Cross Street, Wakefield WF1 3BW

## 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 kitchen.

Centrally heated with double-glazing and suspended ceilings with VDU lighting, the property also benefits from 3 compartment trunking, carpet tiles and tasteful decor.

WC facilities are available within the common areas.

- ✔ Broadly open plan with partitioned private offices
- ✔ Kitchen and WC facilities
- ✔ Suspended ceiling with inset lighting
- ✔ Gas central heating
- ✔ Prominent city centre location
- ✔ Convenient for motorway access



## 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 these offices are situated above Bellucci's restaurant. Both the bus station and the railway station are only a short walk away.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	2,443	227
<b>Total</b>	<b>2,443</b>	<b>227</b>

## VAT

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

## LEGAL COSTS

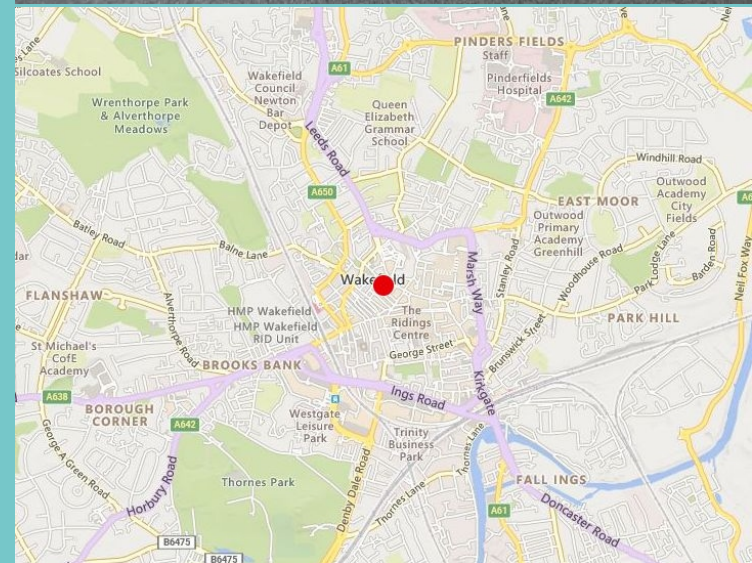
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

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

## TERMS

The property is available to let by way of a Full Repairing & Insuring lease for a term to be agreed.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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