



Bullring House, 23 Northgate, Wakefield WF1 3BJ

**TO LET**

Prestigious High Quality Office  
Accommodation

**1,357 Sq Ft  
(126 Sq M)**

# Bullring House, 23 Northgate, Wakefield WF1 3BJ

## DESCRIPTION

The accommodation comprises a self-contained office on the third floor of Bull Ring House which has been partitioned to provide a general office with 3 private offices, kitchen and toilet facilities, extending to a total of 1,357 sq ft.

Bull Ring House is an extended and refurbished office building offering high quality accommodation in the heart of the city. It is suitable as a Headquarters building or for occupation by local, regional companies or professional firms.

- ✓ Kitchen
- ✓ WC facilities
- ✓ 3 private offices

## LOCATION

The building is situated in central Wakefield at the junction with the Bull Ring and Northgate. The bus station and Ridings Shopping Centre are close and Westgate Railway Station is within easy walking distance with direct half hourly services to Kings Cross which puts London in reach within 2 hours travelling time.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Suite 11	1,356	126
<b>Total</b>	<b>1,357</b>	<b>126</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.

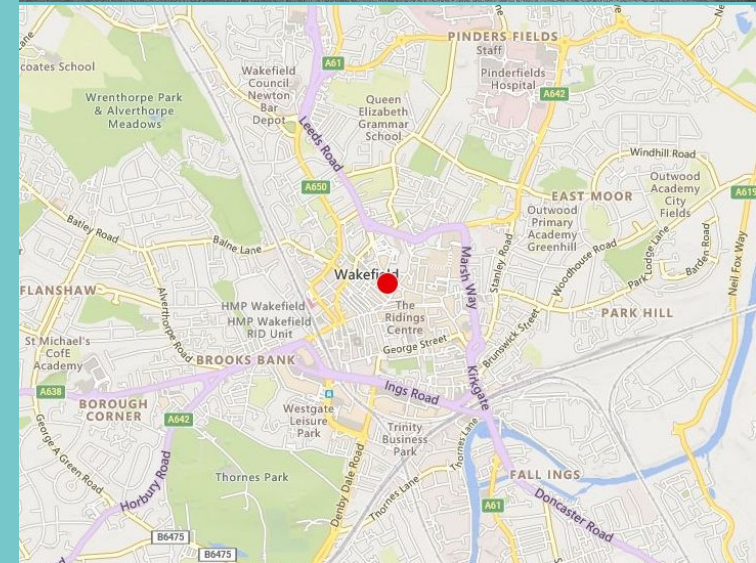
## BUSINESS RATES

We understand from the VOA website that the current rateable value of the property is £10,750.

## TERMS

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

**EPC** The property has an EPC rating of E (104).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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