



Bullring House, 23 Northgate, Wakefield WF1 3BJ

**TO LET**

City Centre Offices

2,233 Sq Ft  
(207 Sq M)



# Bullring House, 23 Northgate, Wakefield WF1 3BJ

## DESCRIPTION

The property comprises a broadly open plan first floor office with self-contained kitchen and toilet facilities.

The premises consists of open plan office with potential to be divided and another office to the rear with potential to divide.

Bull Ring House includes a 13 person passenger lift and imposing entrance foyer.

- ✓ Modern office space
- ✓ City centre location
- ✓ Close to bus station and car parks
- ✓ 13 person passenger lift
- ✓ Kitchen and WC facilities

## LOCATION

Bull Ring House is situated in central Wakefield at the junction of the Bull Ring and Northgate.

The bus station is within 100 metres along with Trinity Walk Shopping Centre and the Ridings Shopping Centre. Westgate Railway Station is within easy walking distance with direct half hourly services to Kings Cross which puts London in reach within 2 hours travel.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Open Plan Office	1,475	137
Rear Office	704	65
Kitchen	54	5
<b>Total</b>	<b>2,233</b>	<b>207</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.

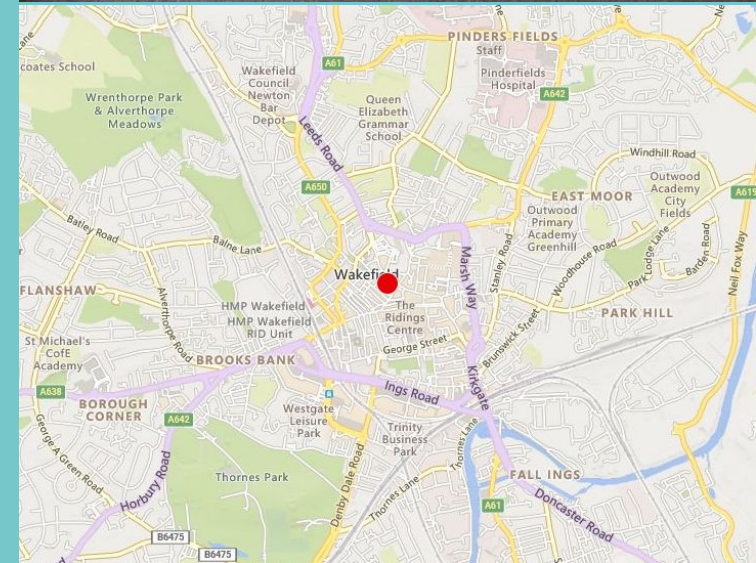
## BUSINESS RATES

We understand from the VOA website that the current rateable value of the property is £12,250.

## TERMS

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

FPC EPC report is available upon request.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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