

BOYLIN

THE BOYLIN GROUP

AVAILABLE THIS JUNE!

ELEPHANT & CASTLE YARD

To register your interest and be the first to see this exciting space please contact us on 01226 321 800 / enquiries@boylin.co.uk








Elephant & Castle Yard
109A-109F Westgate, WF1 1EW


Phase 1 : 6 Hybrid Business Units


Phase 2 : Coming Summer 2024



-  Phase 1 available from May 2024, phase 2 to follow in the summer.
-  Perfectly situated in Wakefield Town centre, close to local amenities and major transportation links.
-  Suitable for a range of business use including workshops, studios and offices.
-  A space for a community of likeminded individuals where imagination, creativity and entrepreneurship can thrive.

 A former stable yard, now an exciting business complex located behind the Elephant & Castle public house in the centre of Wakefield.

 Redeveloped and regenerated in association with Wakefield Council and Historic England.

 Hybrid business units carefully developed to preserve original features while fully refurbished to provide facilities including open plan space, wash rooms and kitchenettes in each.



DESCRIPTION

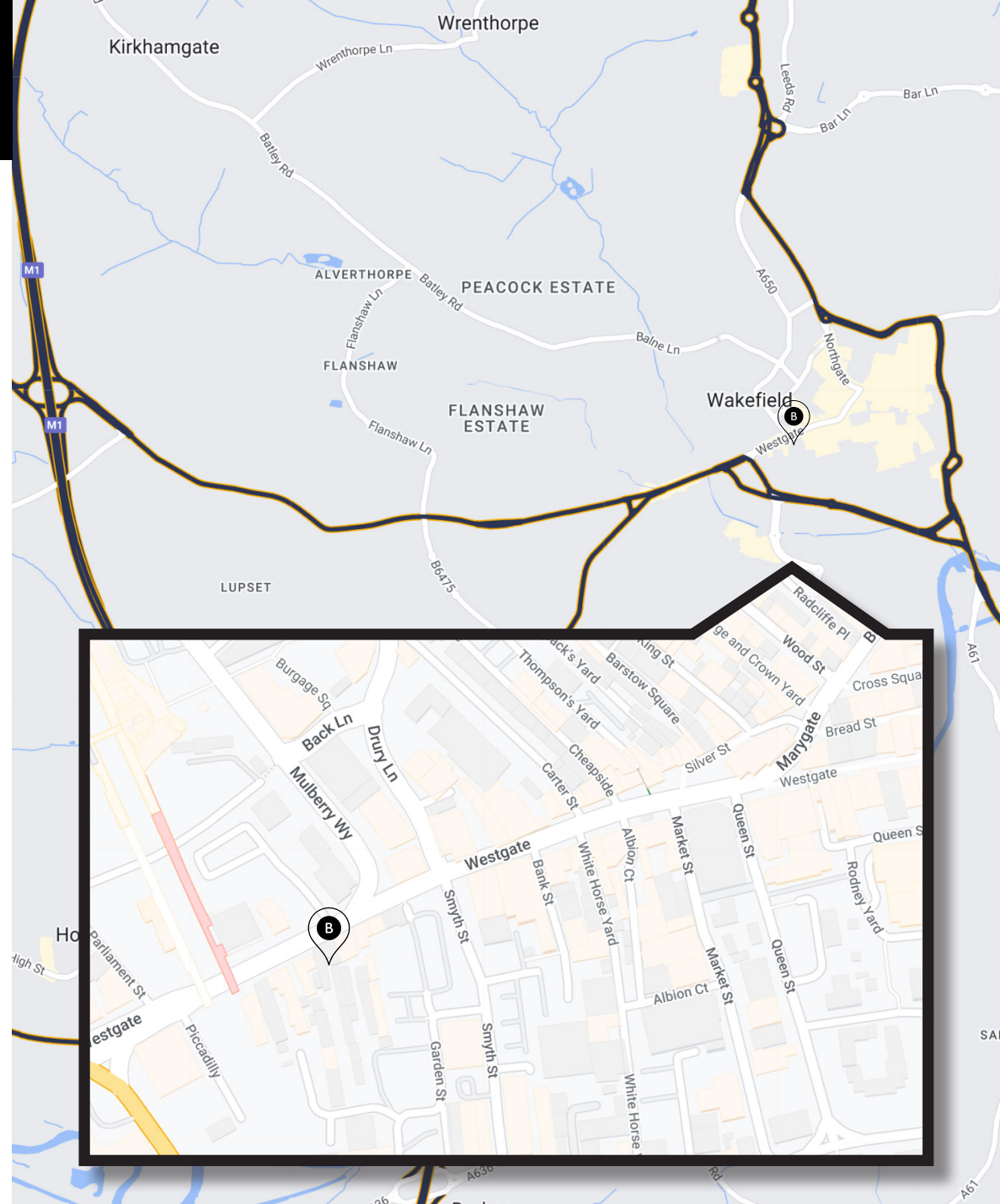
Within a newly regenerated complex, the Elephant & Castle Yard is now offered to the market, Phase 1 generating 6 hybrid business units with contemporary facilities including open plan spaces, wash room and kitchenettes.

The complex is perfectly situated within Wakefield Town centre, close to local amenities and within walking distance of Wakefield Train station and major transport links.

LOCATION

Elephant & Castle Yard is located behind the historic Elephant and Castle public house on Lower Westgate, Wakefield.

The site is accessed via Garden Street to the rear of the site, car parking is available on site and close near by.



SITE INFORMATION

Price	POA Please call us to discuss your requirements
Tenure	Property by way of commercial lease agreement
Service Charge	There will be a charge for services supplied to the estate, details of which are to be confirmed at a later date
Rates	Business rates will be payable, however small business rate relief may be available depending on circumstances
Legal Costs	Each party to bear their own legal costs, where applicable
VAT	All prices are subject to VAT
Viewing	Strictly by prior appointment with Landlords The Boylin Group. Please call Alice on 01226 321800 to arrange a viewing



UNITS AVAILABLE

UNIT	SIZE	DESCRIPTION
Unit 1	491sq ft	Ground floor, open plan, WC & Kitchen Area
Unit 2	620sq ft	Ground floor, open plan, WC & Kitchen Area
Unit 3	885sq ft	Ground floor, open plan, WC & Kitchen Area
Unit 4	524sq ft	Upper floor, open plan, WC & Kitchen Area
Unit 5	698sq ft	Upper floor, open plan, WC & Kitchen Area
Unit 6	787sq ft	Upper floor, two rooms, WC & Kitchen Area
Unit 7	430sq ft	Ground floor, open plan, WC & Kitchen Area
Unit 8	268sq ft	Ground floor, open plan, WC & Kitchen Area