

**FIRST FLOOR SPECIFICATION CITY
CENTRE OFFICE
TO LET**



2,691 SQ FT (250 SQ M)

**CROSS STREET CHAMBERS
10-14 CROSS STREET
WAKEFIELD
WF1 3BW**

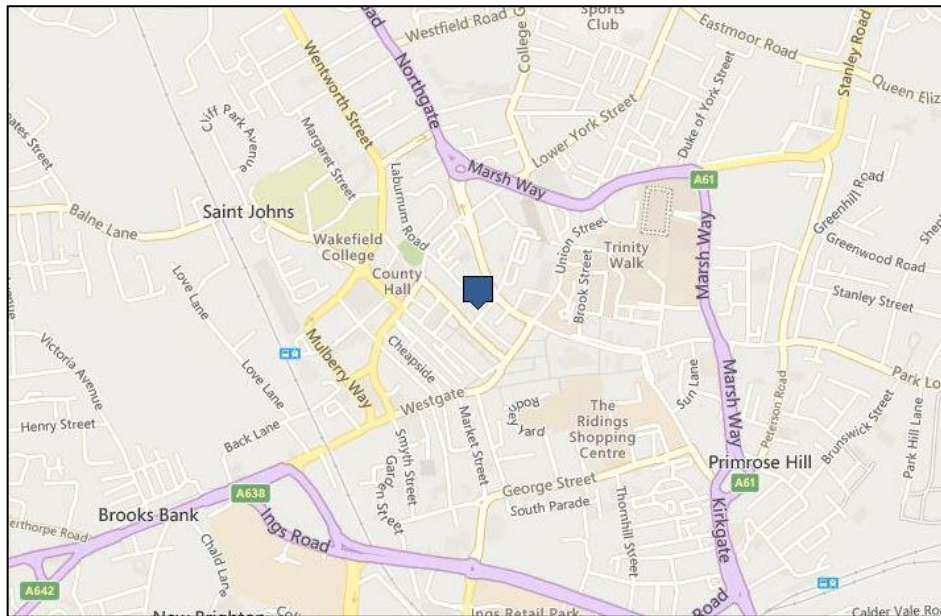
DESCRIPTION

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 and has recently been fully redecorated. There is ample of Wc facilities on the first and second floor with car parking spaces available by way of a separate license agreement with the Landlord in close proximity.

This floor could be refurbished to your specification subject to Landlord approval.

LOCATION

The property is situated fronting onto Cross Street close to its junction with Northgate and Wood Street in close proximity to a variety of high street shops, restaurants and Trinity Walk Shopping. Wakefield is less than 3 miles east of the M1 motorway and only 4 miles Southeast of the M1/M62 intersection and both bus and rail stations are only a short walk away. Westgate railway station offers excellent rail links to the whole country with an intercity service to Londons King Cross every 30 mins with a travel time under 2 hours.



ACCOMMODATION

First Floor West:

Open plan office with kitchen- **2691 sq ft (250 sq m)**

Plus Wc facilities in the common areas.

LEASE

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

RENTAL

£25,000 Per Annum

SERVICE CHARGE

A service charge may be applicable. Further details upon request.

VAT

All prices quoted are exclusive of VAT which may be charged in addition at the standard rate where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

RATES

We understand from the VOA website that the current rateable value of the property is split into multiple assessments. The rates payable is calculated by applying the current business rates multiplier of 50.4 p. interested parties are advised to confirm the above figures with the local authority.

VIEWING

By prior appointment with Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist, Tel: 01924 291500.

ENERGY PERFORMANCE CERTIFICATE

The first floor has an energy performance certificate rating B.





GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. Vickers Camley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared September 2022 and every reasonable effort has been made by Vickers Camley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.