

HIGH QUALITY CENTRAL OFFICES TO LET



FIRST FLOOR, CROSS STREET HOUSE CROSS STREET, WAKEFIELD, WF1 3BW

- 2,443 sq ft (227 sq m)
- Broadly open plan with partitioned private offices
- Kitchen and Wc facilities
- Suspended ceiling with inset lighting and gas central heating
- Prominent city centre location
- Convenient for motorway access

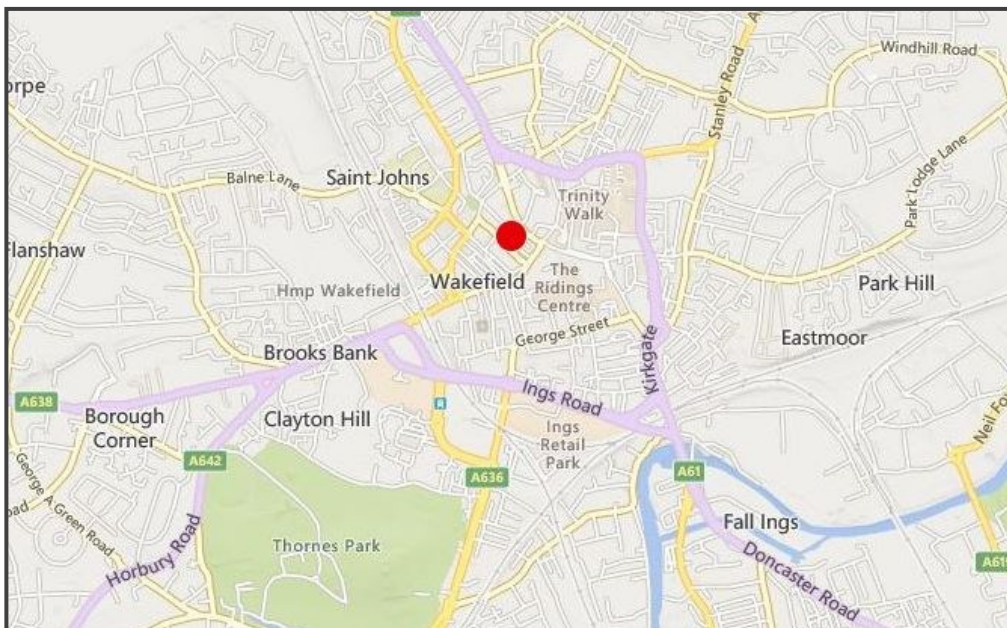


DESCRIPTION

The accommodation is of a mainly open plan layout which has been partitioned to provide a large general office with private offices and a fitted kitchen. The centrally heated accommodation has double-glazing and suspended ceiling/VDU compatible lighting. The property benefits from 3 compartment trunking, carpet tiles and tasteful décor. WC facilities are available within the common areas.

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 is situated above Belluci's restaurant. Both the bus station and the railway station are only a short walk away. Wakefield is well located for the motorway network.



RENTAL

£24,000 per annum

LEASE

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

ACCOMMODATION

Total area = 2,443 sq ft (226.96 sq m)

RATES

We understand from the VOA website that the property has a rateable value of £13,750 from 1st April 2023. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

LEGAL COSTS

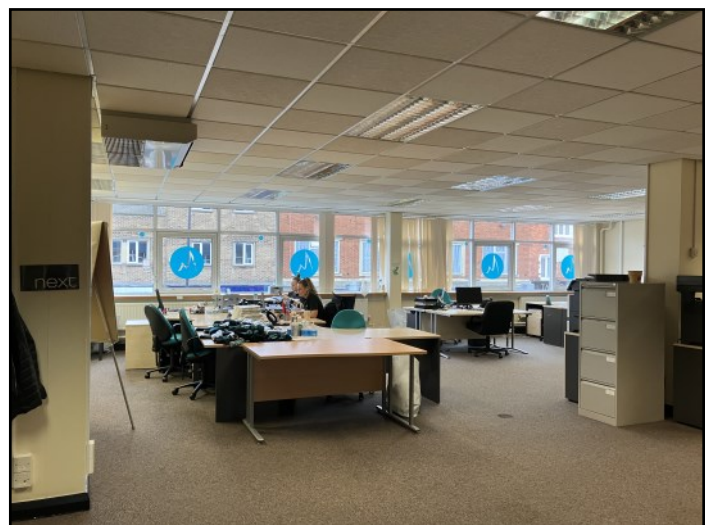
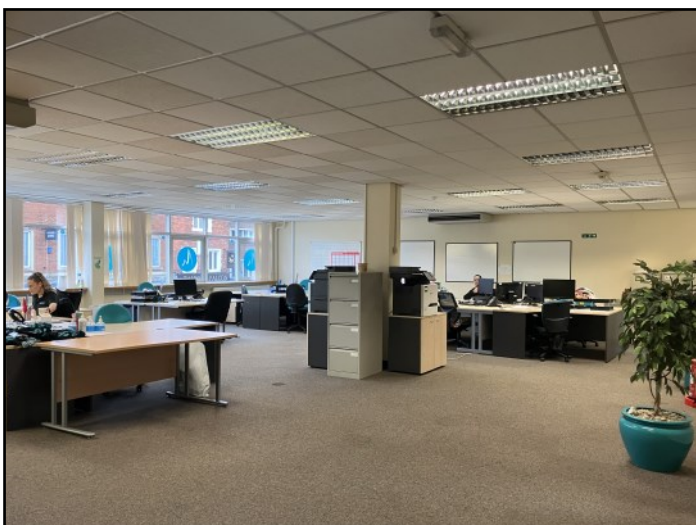
Each party is responsible for their own legal costs.

VAT

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

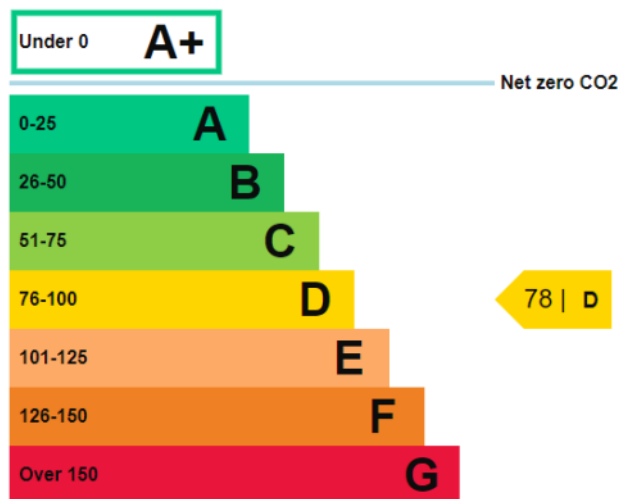
VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- 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.
- 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.
- Vickers Carnley 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.
 - All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated February 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.