

PRESTIGIOUS OFFICE SPACE TO LET



2,233 SQFT (207.45 SQM)

**SUITE 1 & 2 BULL RING HOUSE
NORTHGATE
WAKEFIELD
WF1 3BJ**

DESCRIPTION

The available office is on the first floor of Bull Ring House offering a total of approximately 2,233 sq ft.

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

Kitchen and Wc facilities, gas central heating and double glazed windows. Bull Ring House includes a 13 person passenger lift and imposing entrance foyer.

LOCATION

Bull Ring House is situated in central Wakefield at the junction with the Bull Ring and Northgate, immediately adjacent to the pedestrianised shopping precinct.

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



ACCOMMODATION

Open plan office- 38 ft 6in x 35ft 4in = 1,360 sq ft
6ft 6in x 17ft 9in = 115 sq ft

Rear office- 22ft 10in x 19ft 7in = 449 sq ft
15ft x 17in = 255 sq ft

Kitchen- 9ft x 6ft = 54 sq ft

Total- 2,233 sq ft (plus Wc facilities)

RENTAL

£25,000 per annum

LEASE

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



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 £12,750. The rates payable is calculated by applying the current business rates multiplier of 49.7 p. interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATE 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.

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D85. A copy of the certificate is available upon request or from our website.



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 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.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared August 2019 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.