



WAKEFIELD HOUSE

BOROUGH ROAD
WAKEFIELD | WF1 1XU

TO LET

OFFICE SUITES

1,765 - 44,736 SQ FT

- Air conditioning
- Prime location adjacent to Trinity Walk Shopping Centre
- Secure car parking
- DDA Compliant
- 2 x passenger lifts
- Modern attractive reception and lobby
- Bike storage
- WC facilities on each floor



The map displays the following locations and streets:

- Streets:** A650, WENTWORTH TER, LEEDS RD, SAVILLE ST, A61, BOND STREET, BALNE LANE, BURTON ST, BELL STREET, CLIFF PARADE, WOOD STREET, NORTHGATE, UNION ST, BOROUGH RD, BROOK STREET, TEALL WAY, WESTMORLAND ST, THE SPRINGS, KIRKGATE, QUEEN ST, MARYGATE, MARKET ST, WESTGATE, MULBERRY WAY, DRURY LANE.
- Landmarks:** Wakefield College, Police HQ, County Hall, Wakefield One, Town Hall, Museum, Merchant Gate, Theatre, Wakefield Cathedral, Ridings Shopping Centre, Trinity Walk Shopping Centre, Market, Bus & Coach Station.
- Logos:** Wakefield House (stylized W), Wakefield Westgate (red Z), Wakefield Kirkgate 5 mins (red Z).

The city has excellent communications being strategically located at the intersection of the M1 and M62 motorways. There are two main train stations both within short walking distance of the property providing direct links to many major UK towns and cities including Leeds (16 minutes), Doncaster (17 minutes) and London (2 hours).

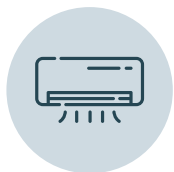
An aerial photograph of Wakefield, UK, showing the city center. A red rectangular box highlights a multi-story building, identified as Wakefield House, located at the intersection of the A61 and Union Street. The building has a red roof and is surrounded by greenery and parking areas. Various landmarks and locations are labeled with white callouts: Wakefield Kirkgate, A61 Doncaster Road, River Calder, Beck Retail Park, Wakefield Cathedral, The Ridings Shopping Centre, Sun Lane Leisure Centre, Trinity Walk Shopping Centre, Sainsbury's Supermarket, Asda Living Wakefield, and Wakefield Bus Station. A large banner in the top right corner reads 'TO LET OFFICE SUITES 1,765 - 44,736 SQ FT'. The Wakefield House logo is also visible in the bottom right corner of the image area.



DESCRIPTION

Wakefield House is a prominent 8 storey office building with a ground floor reception area, 2 lifts, central stair case and wc facilities.

The office suites benefit from the following specification:



Air
conditioning



Suspended
ceiling



LED
lighting



Fully carpeted
throughout



Partitioned
private offices &
meeting rooms



Perimeter
trunking

ACCOMMODATION

The following suites are currently available:

Suite	sq m	sq ft	Availability
Ground Floor Suite 1	164	1,765	AVAILABLE
Ground Floor Suite 2	364	3,916	AVAILABLE
First Floor	580	6,245	AVAILABLE
Second Floor	620	6,675	AVAILABLE
Third Floor	616	6,630	AVAILABLE
Fourth Floor	613	6,600	LET
Fifth Floor	600	6,455	AVAILABLE
Sixth Floor	621	6,685	AVAILABLE
Seventh Floor	622	6,695	AVAILABLE



TERMS

The offices are available to let on a suite by suite basis by way of new internal repairing and insuring leases for a term to be agreed at a rent fromw **£9 psf**.

CAR PARKING

Car parking spaces can be made available on a pro rata basis by separate negotiation.

RATEABLE VALUE

We understand the rateable value of each suite is as follows: -

Ground Floor Suite	£30,250
1st Floor Suite	£30,750
2nd - 7th Floor Individual Suites	£33,000

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

EPC

The property has been independently assessed and certified as falling within Band D (87). A copy of the EPC is available on request.

VAT

All prices and rentals quoted are exclusive of, but may be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



WAKEFIELD
HOUSE

CONTACTS

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