

DRAFT



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



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Wakefield House occupies a prominent location in the heart of the city centre immediately adjacent to Trinity Walk Shopping Centre, Wakefield Bus Station and Wakefield Market.

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).

The property is well located with a range of amenities within a short walking distance. Trinity Walk Shopping Centre, which is immediately adjacent, is home to occupiers including:

Sainsbury's



Clarks



NEW LOOK



next



RIVER ISLAND



LUSH
FRESH HANDMADE COSMETICS



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.



CONTACTS

Tom Grimshaw MRICS
tom@bht.uk.com
07827 965146

Flynn Burgess
flynn@bht.uk.com
07402 653238



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