

# Office/consultation rooms **TO LET**



**Charles Waterton House, 6 Almond Avenue, Walton, WF2 6QT**

- Would suit clinic or office user
- Part of a vibrant community hub
- Excellent on site car parking facilities with electric charging point
- Ready for immediate occupation
- Flexible terms



## DESCRIPTION

These two rooms are part of the newly constructed Charles Waterton House which provides a community hub for local residents. The premises already houses the local community library, a coffee shop and meeting space along with Wakefield Hospice's newly opened designer outlet.

The suites could provide office space, clinic type space or in fact medical consulting rooms.

Each room is well presented and comes partly furnished. Shared kitchen and Wc facilities are provided for. This accomodation is offered on a fully inclusive basis and is available on flexible terms.

## LOCATION

The accomodation is situated on the first floor and benefits from lift access, being close to the shared lounge area which is widely used by the local community. Walton is a much sought after area of Wakefield and benefits from having excellent access into the city centre.

## ACCOMMODATION

Office 1 = 87 sq ft (8.1 sq m)

Office 2 = 192 sq ft (7.9 sq m)

**Total area = 279 sq ft (26 sq m)**

Shared kitchen and Wc facilities.

## RENTAL

Office 1 - £2,064 per annum

Office 2 - **LET**

## SERVICE CHARGE

Office 1 - £1074.54 per annum

Office 2 - **LET**

## INSURANCE RECHARGE

Office 1 - £28.56 per annum

Office 2 - **LET**

## LEASE

The accomodation is available on a flexible and terms to be decided.

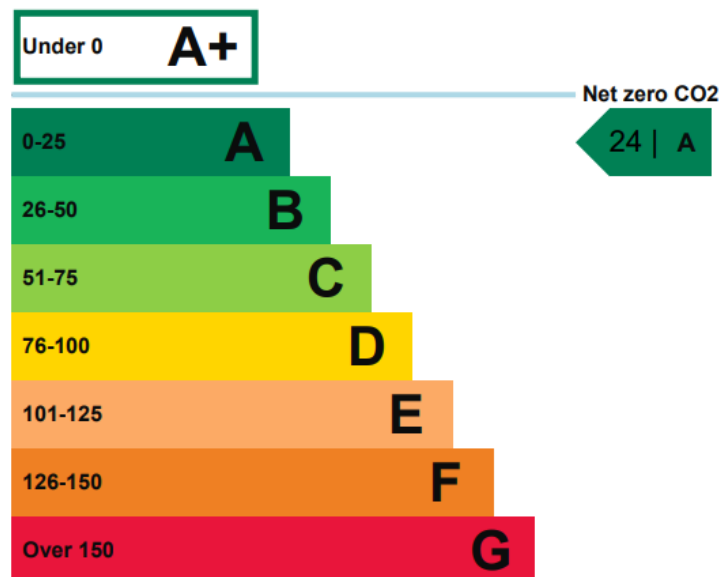
## VAT

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

## VIEWING

By prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist. Tel: 01924 291500.





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 prepared September 2022 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.