

Modern Individual Work Space  
**TO LET**

**Vickers**  
carnley



## Unity Hall, Westgate, Wakefield, WF1 1EP

- From 226 sq ft (21 sq m)
- Landmark property
- Light and airy creative space
- Immediate occupation on flexible terms
- Variety of sized suites
- Westgate Railway Station is just a short walk away



## DESCRIPTION

This landmark grade II listed building makes an instant first impression. Full of architectural charm, each space offers individuality for all team sizes from sole operators to large companies. The premises are offered on flexible terms and would make an ideal base for various image conscious businesses. These may include office users, medical and beauty operators, along with the health and well being sector.

There is a manned reception on entry along with Wc facilities.

## LOCATION

The property occupies an excellent position fronting onto Westgate and directly opposite Wakefield Theatre Royal. Commuting is simple with Westgate Railway Station just short of a 5 minute walk away, Junctions 39, 40 and 41 of the M1 Motorway are just a short drive away. Several pay and display car parks are located nearby.



## ACCOMODATION

Suite	Size	Rental per month
Bank Street 1	506 sq ft	£927.67
Studio	883 sq ft	£1,618.83
Management	845 sq ft	£1,549.17
6	215 sq ft	£394.17
7	237 sq ft	£434.50
9	237 sq ft	£434.50
12	517 sq ft	£1,134.70
16	872 sq ft	£1,548.47

Hubs are available on a £15 per day basis.



## VAT

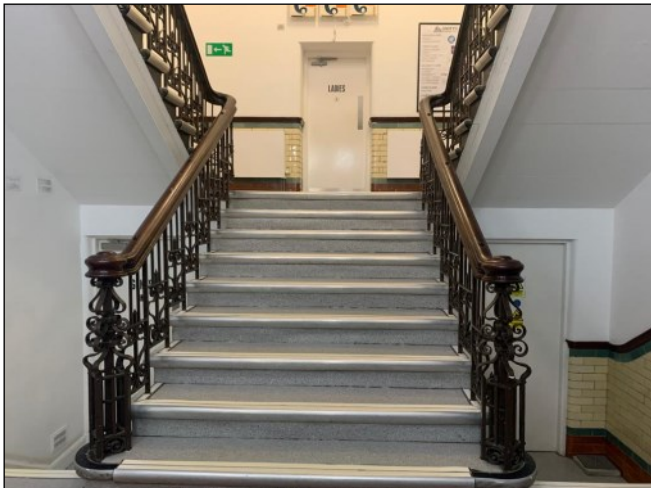
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

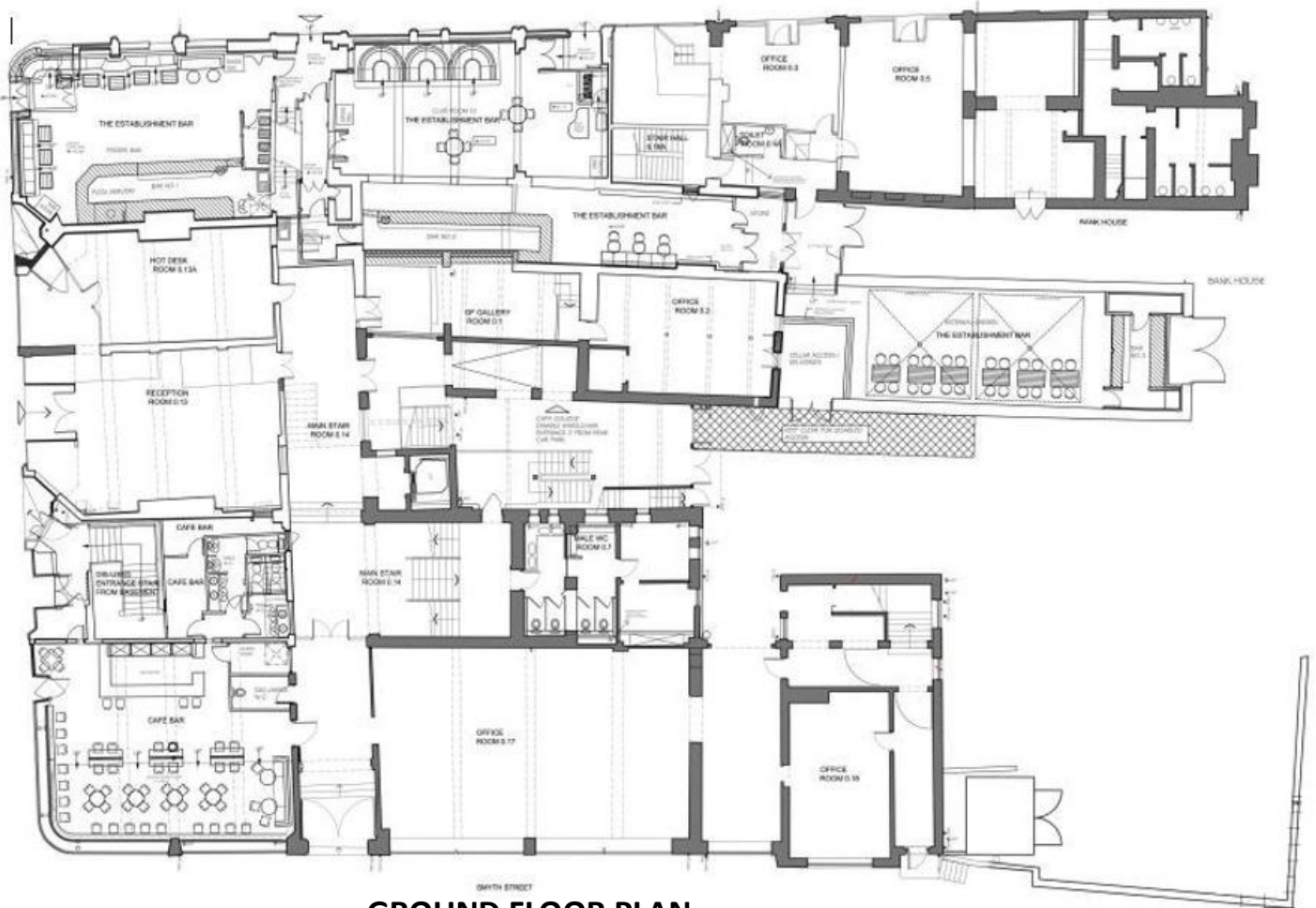
## BUSINESS RATES

We understand from the VOA website that the current rateable value of the property will be separately assessed for all suites upon occupation. The rates payable is calculated by applying the current business rates multiplier of 49.9p. Interested parties are advised to confirm the above figures with the local authority. Please see the accommodation table for the rateable value of the suites.

## 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.





**GROUND FLOOR PLAN**



**FIRST & SECOND FLOOR PLAN**

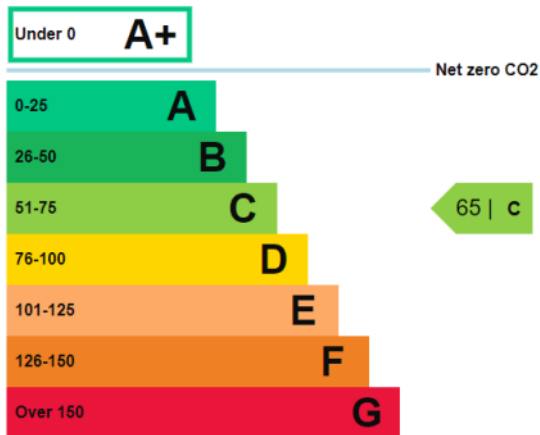
## VIEWING

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

Tel: 01924 291500.

### Energy efficiency rating for this property

This property's current energy rating is C.



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 November 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.