

# Office Suites TO LET



## Graphite House, High Street, Crigglestone Wakefield, WF4 3EF



- From 118 sq ft
- Newly refurbished
- Very well presented
- Ample on site car parking
- Shared reception facilities
- Kitchen and Wc facilities

## DESCRIPTION

This is a newly refurbished property now offering very functional office space with the added benefit of having ample onsite car parking. Each individual office space is very well presented and is accessed by way of an unmanned shared reception.

## LOCATION

The premises occupy a very convenient and visible location in the centre of this popular village. Being just 1.5 miles from Junction 39 of the M1 motorway and 3.5 miles from the city centre, Crigglestone boasts good quality housing along with a very well established industrial estate. The cedar Court Hotel is just a short drive away.

## ACCOMODATION

### Ground Floor

### RENT

Office 1	11ft 6in	x	10ft 0in	=	115 sq ft	LET
Office 2-5	11ft 9in	x	10ft 0in	=	117 sq ft	LET
	15ft 7in	x	11ft 9in	=	183 sq ft	LET
	16ft 4in	x	10ft 7in	=	172 sq ft	LET
	14ft 7in	x	12ft 0in	=	175 sq ft	LET
					<b>Office 2-5 = 647 sq ft</b>	<b>LET</b>
					<b>Total = 903 sq ft</b>	

### First Floor

Office 6	10ft 0in	x	16ft 0in	=	160 sq ft	LET
Office 7	20ft 0in	x	11ft 10in	=	237 sq ft	£90 per week
Office 8	11ft 10in	x	11ft 5in	=	135 sq ft	£50 per week
Office 9	14 ft 0 in	x	11ft 9in	=	164 sq ft	LET
Office 10	16ft 0in	x	10ft 7in	=	169 sq ft	LET
Office 11	11ft 10in	x	10ft 0in	=	118 sq ft	£45 per week
Office 12	11ft 10in	x	10ft 0in	=	118 sq ft	£45 per week
					<b>Total = 864 sq ft</b>	

**Total area = 1,767 sq ft**

## SERVICE RENTAL

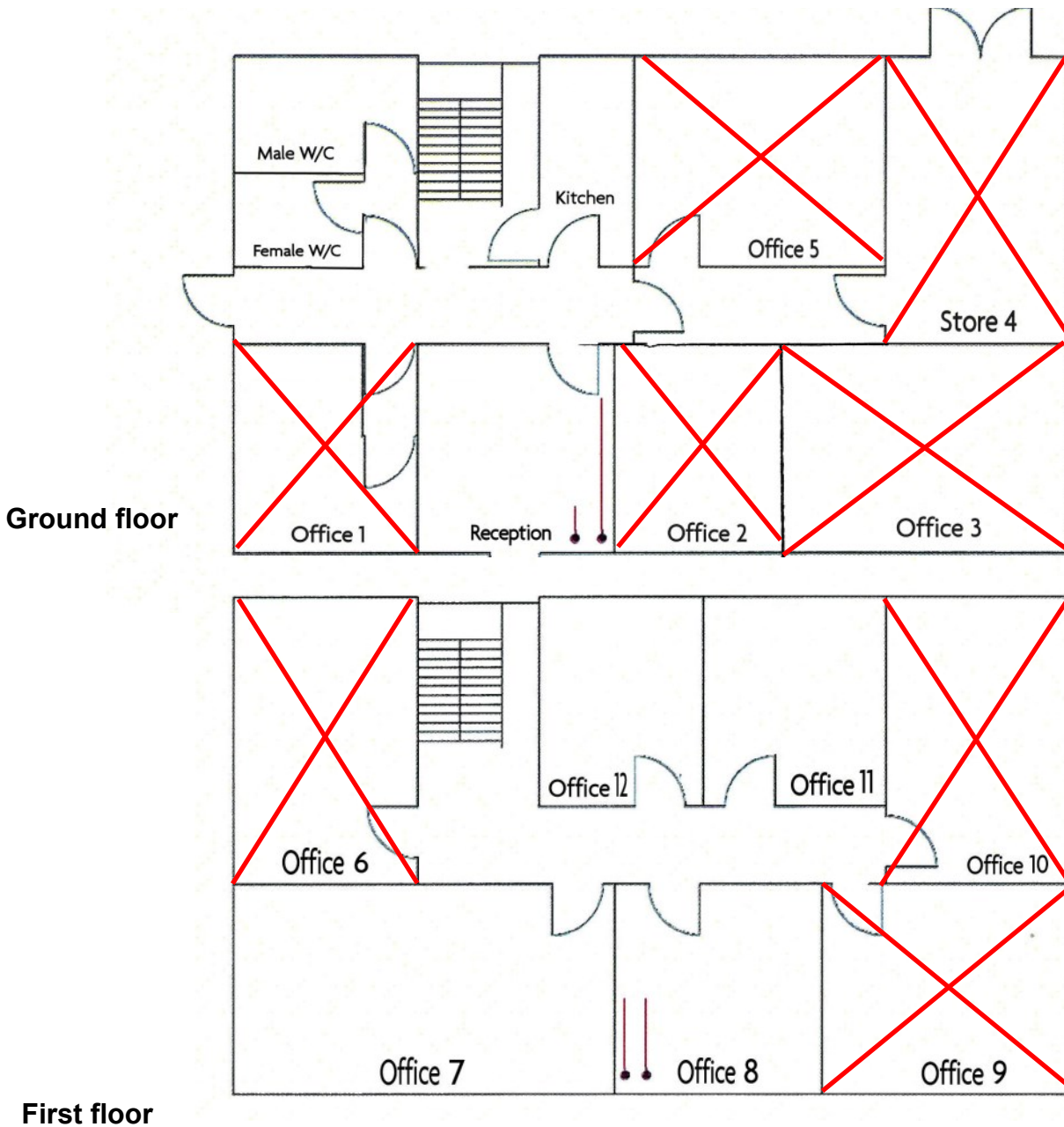
Service charge of £40 per week will fall due. (For office 2-5 the service charge will be £80 per week) This is to include all main services, maintenance, waste disposal, fire and security alarm, upkeep of car park. Tenants will be responsible for their own telecommunications and internet provision.

## LICENSE AGREEMENTS

The suites are available by way of individual agreements for a minimum terms of 12 months.

## VAT

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



## RATES

We understand from the VOA website that the current rateable value of the property is £21,750. The rates payable is calculated by applying the current small business rates multiplier of 49.9p or 51.2p. 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

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

Tel: 01924 291500.

## EPC

This property is currently awaiting an EPC assessment.



## 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 updated July 2024 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.