

PRESTIGIOUS GRADE II LISTED
GEORGIAN OFFICES
TO LET



8-10 SOUTH PARADE, WAKEFIELD, WF1 1LR



- Suites from 120 sq ft
- Available on flexible terms
- Variety of sized offices
- Close to all local amenities
- Junctions 39 & 41 are close by
- Bus and Railway station just a short walk away

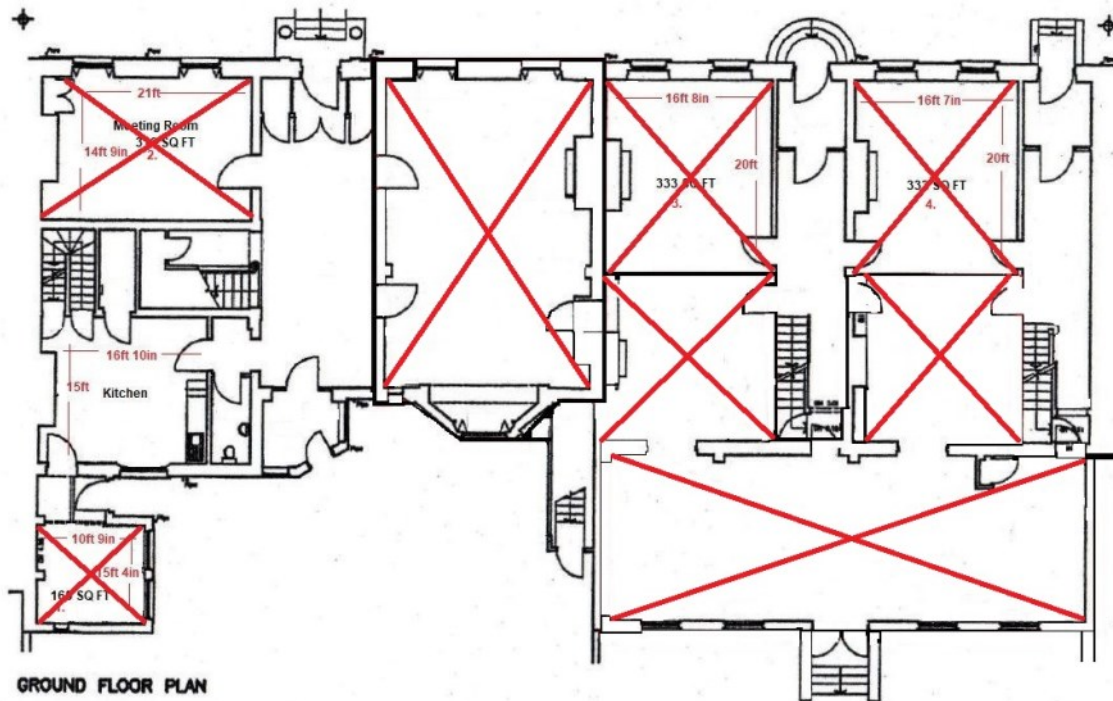
DESCRIPTION

If style and functionality matter along with having a need for convenient car parking then this prestigious terrace would make an ideal location for any business user.

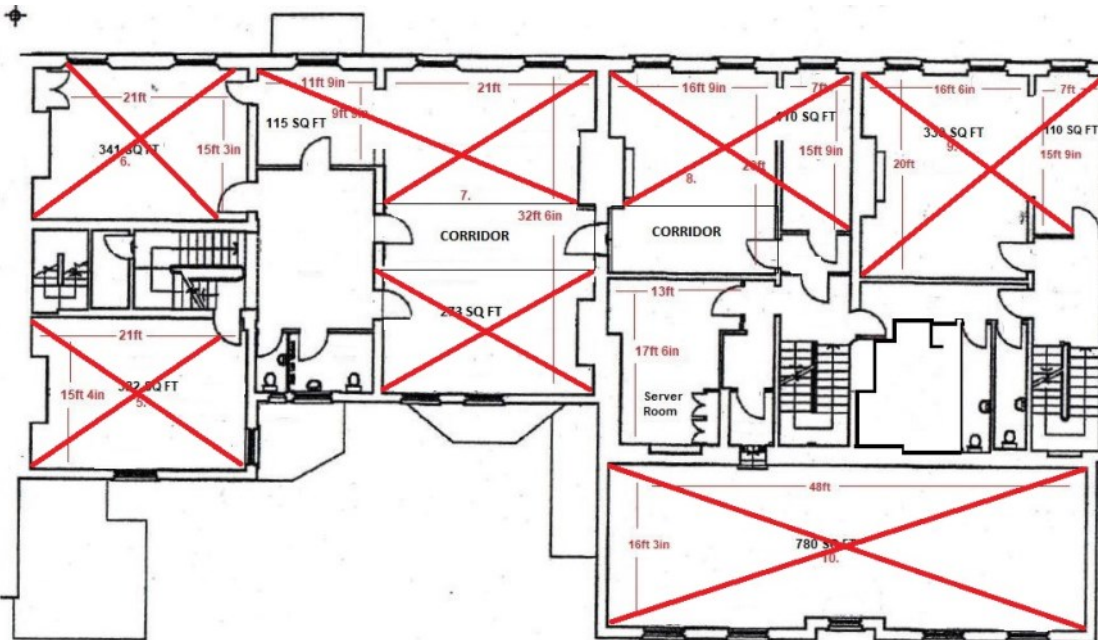
The premises are offered on flexible terms to suit an ingoing tenant, with offices varying in sizes across all three floors. Please note, suites located at number 10 South Parade are subject to VAT.

ACCOMMODATION

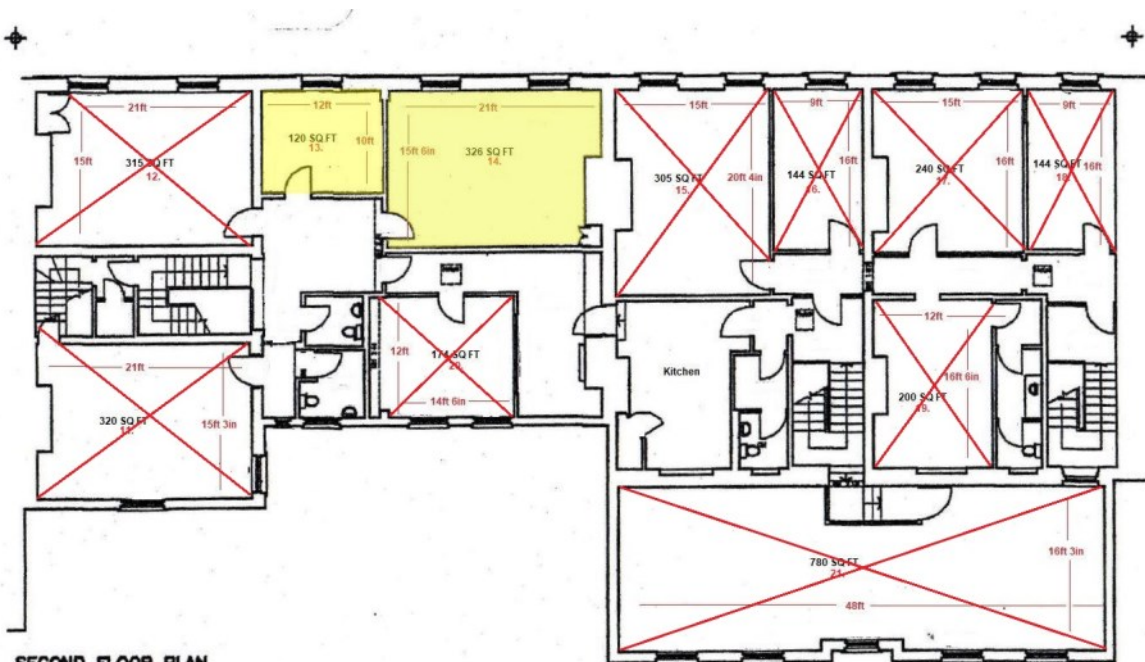
SUITE	SIZE	AVAILABILITY	RENTAL PER MONTH	CAR PARKING
1	165 sq ft (15.39 sq m)	LET		
2	310 sq ft (28.79 sq m)	Shared meeting room		
3	333 sq ft (30.93 sq m)	LET		
4	332 sq ft (30.84 sq m)	LET		
5	322 sq ft (29.91 sq m)	LET		
6	341 sq ft (31.67 sq m)	LET		
7	525 sq ft (74.13 sq m)	LET		
7A	273 sq ft (25.36 sq m)	LET		
8	445 sq ft (41.34 sq m)	LET		
9	440 sq ft (40.87 sq m)	LET		
10	780 sq ft (72.46 sq m)	LET		
11	320 sq ft (29.72 sq m)	LET		
12	315 sq ft (29.26 sq m)	LET		
13 & 14	120 sq ft (11.14 sq m)	AVAILABLE FROM OCTOBER	£600 + VAT	1 parking space
	326 sq ft (30.28 sq m)			
14		LET		
15	305 sq ft (28.33 sq m)	LET		
16	144 sq ft (13.37 sq m)	LET		
17	240 sq ft (22.29 sq m)	LET		
18	144 sq ft (13.37 sq m)	LET		
19	200 sq ft (18.58 sq m)	Storage Room	n/a	
20	174 sq ft (16.16 sq m)	LET		
21	780 sq ft (72.46 sq m)	LET		



GROUND FLOOR PLAN



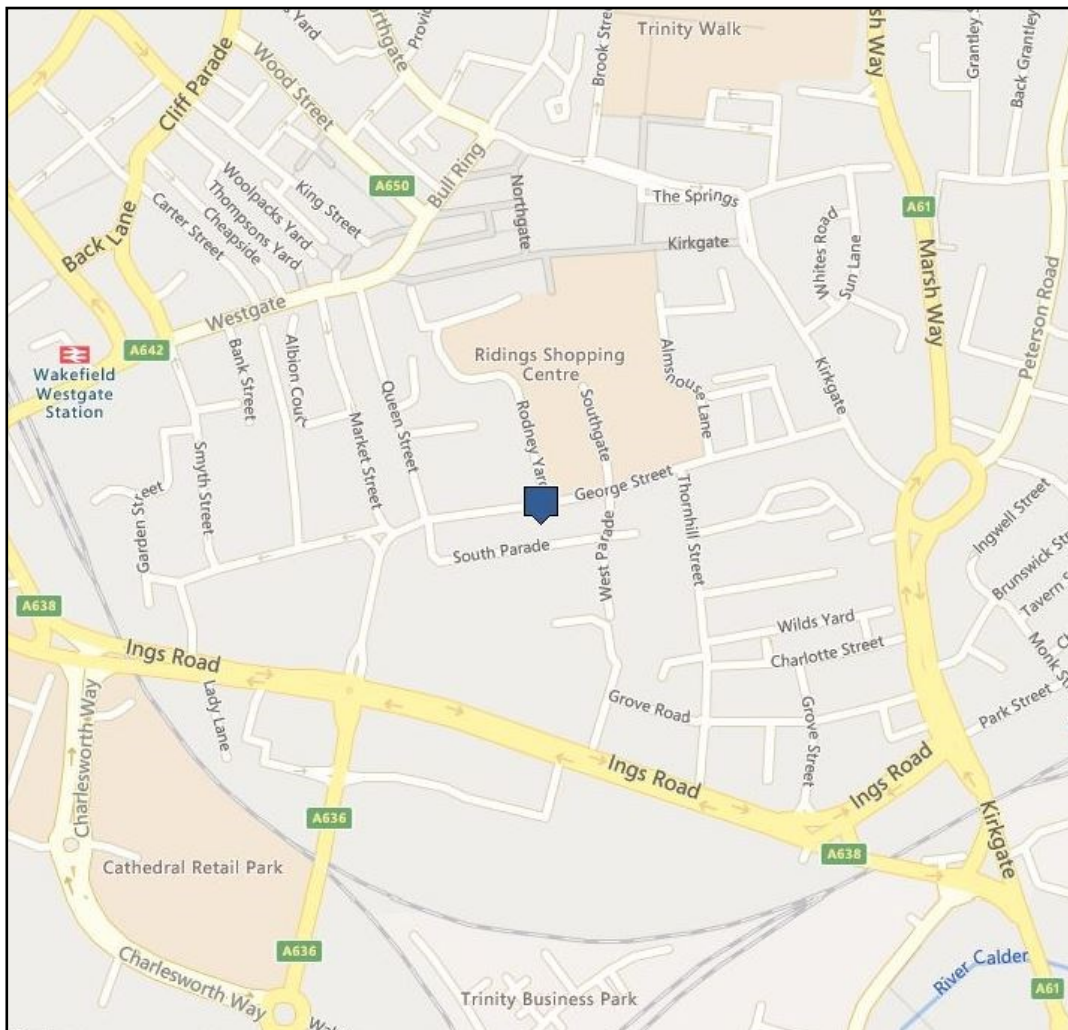
FIRST FLOOR PLAN



SECOND FLOOR PLAN

LOCATION

The property is situated in the heart of Wakefield City Centre, to the rear of The Ridings Shopping Centre. Junctions 39 and 40 of the M1 Motorway are just a short drive away.



TENURE

The suites are offered on a flexible short term agreement. The Licence fee is exclusive of rates, service charge and VAT.

SERVICE CHARGE

A service charge is levied at 17.5% of the annual rent. This includes the cost of management, buildings insurance, utilities and maintenance for the common area i.e. heating, lighting and cleaning. Telephone and internet lines are not included within the service charge.



RENTAL BOND

The Landlord will require a rental bond equivalent to 2 months licence fee. This is to be returned at the end of the tenancy.

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 49.9 p. 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 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

Strictly by prior appointment with sole agents Vickers Carnley where Emily Rogerson or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

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 September 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.