

STUDIO/OFFICE SPACE TO LET



The Studio, Clarion Street, Wakefield, WF1 5EX



- 1,390 sq ft (129.13 sq m)
- £15,000 per annum
- Suitable for a variety of uses
- Gas central heating
- Forecourt car parking
- Kitchen & Wc facilities
- Excellent location

DESCRIPTION

This is a very well-presented studio/office space currently utilised as offices but could easily lend itself to various other uses subject to gaining the necessary planning consents.

Initially, the space is broadly open plan with an entrance foyer with kitchen and male & female wc facilities off. In addition, there are three separate private offices. The accommodation benefits from having timber flooring, feature drop lighting, air conditioning and gas central heating.

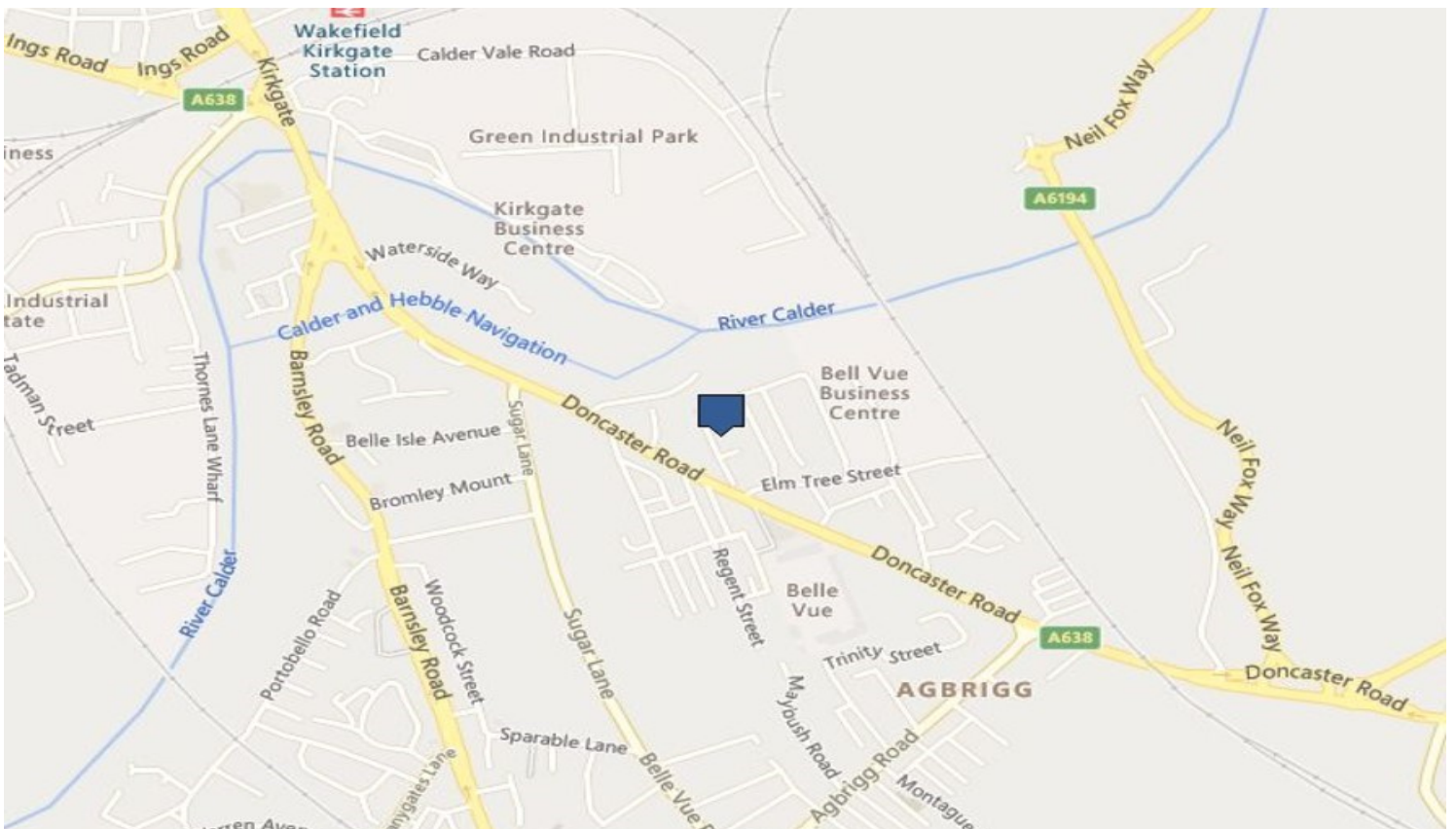
Externally, the site is very secure with security shutter to the front and security grills to all external windows. A cctv system with intruder alarm is also installed. Please note, this has not been tested by the agent.

A forecourt provides car parking for at least four vehicles but there is ample on street car parking near by.



LOCATION

The property is centrally located just off Doncaster Road close to the Wakefield Trinity Rugby League grounds and is therefore just a short



ACCOMMODATION

Studio- 34ft x 33ft = 1122 sq ft

Board Room- 11ft 10in x 12ft 4in = 146 sq ft

Kitchen- 9ft 11in x 12ft 4in = 122 sq ft

Total Net Internal- 1,390 sq ft (plus male and female Wc facilities)

SUMMARY

RENT	£15,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£10,000
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E104

VIEWINGS & FURTHER INFORMATION

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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 created November 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.