

INDIVIDUAL OFFICE SUITES TO LET



225 Denby Dale Road, Wakefield, WF2 7AJ



- Suites from 59 sq ft
- Flexible short term agreements
- On site car parking
- Manned reception Monday-Friday
- 24-hour access
- Utilities and Wi-Fi included
- Shared kitchen Wc facilities

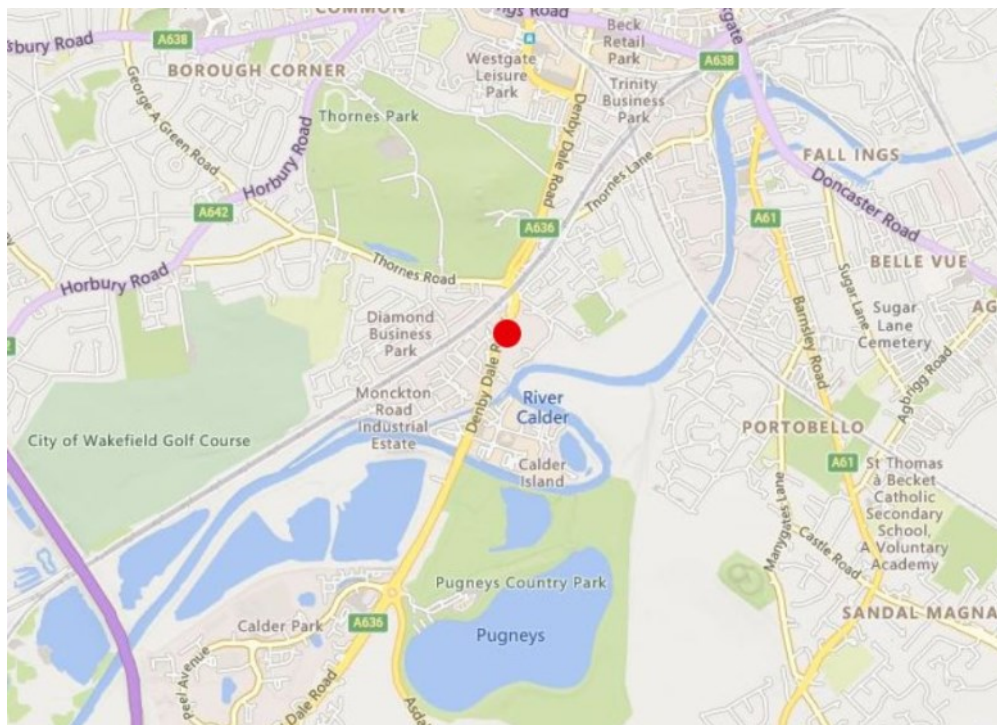
DESCRIPTION

These modern office suites, situated on Denby Dale road, offer individuality for all team sizes from sole traders to more established businesses. The building has been divided to provide self-contained office suites, each with the benefit of kitchen and Wc facilities to each floor. There is a meeting booth which can be located on the first floor in the business lounge as well as two sound proof booths for private calls or video conferences.

The rental includes Wi-Fi, utilities including heating and electric, cleaning of the communal areas and car parking. Each suite is offered by way of a minimum 6 month term, the first months rent plus a 2 month rental bond is payable upon completion.

LOCATION

The Property is prominently located off the busy Denby Dale Road, with thousands of vehicles passing each day. The premises are within walking distance of the cities major retail parks where Sainsbury's, The Range, B & M & McDonalds are located, amongst others. The property is on a popular bus route from Wakefield bus station which runs every half hour.



ACCOMMODATION

2 Workstation offices starting from **£250.00 + VAT**

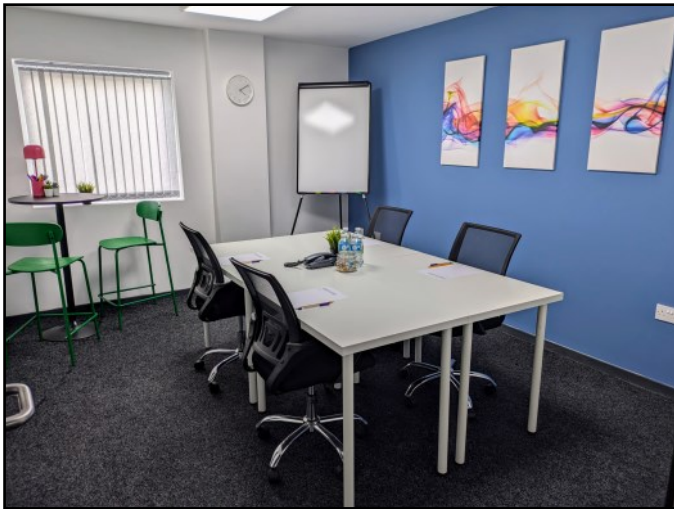
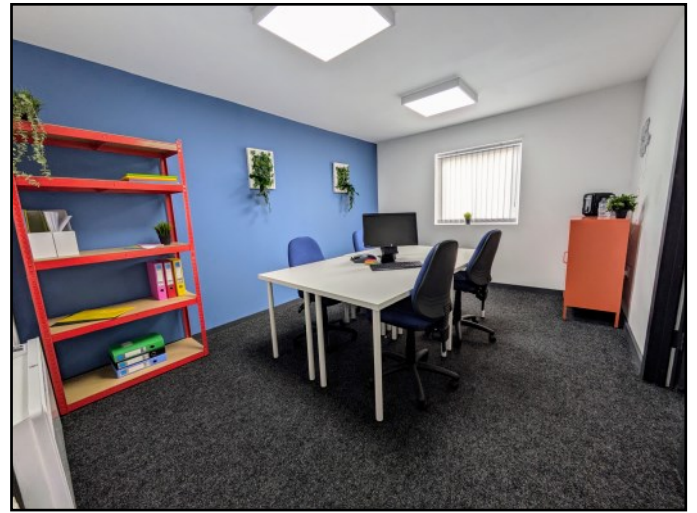
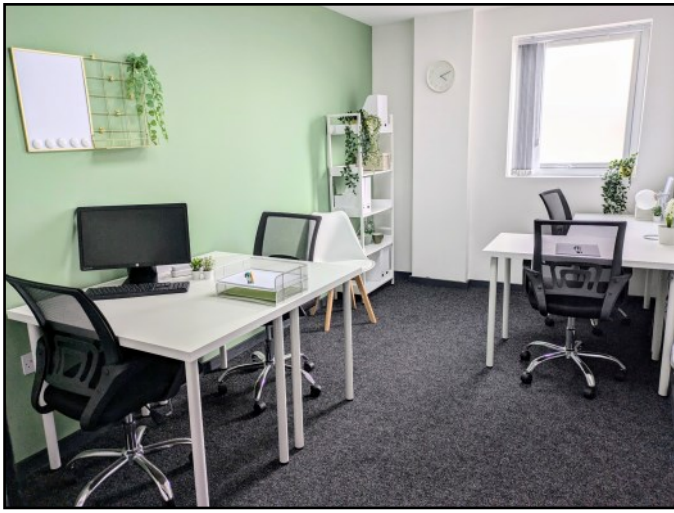
3 Workstation offices starting from **£350.00 + VAT**

4 Workstation offices starting from **£450.00 + VAT**

Larger suites available.

Please call our office for more information.

Tel: 01924 291500



TENURE

The suites are offered on a flexible short term agreement.

VAT

VAT will be charged in addition at the standard rate.

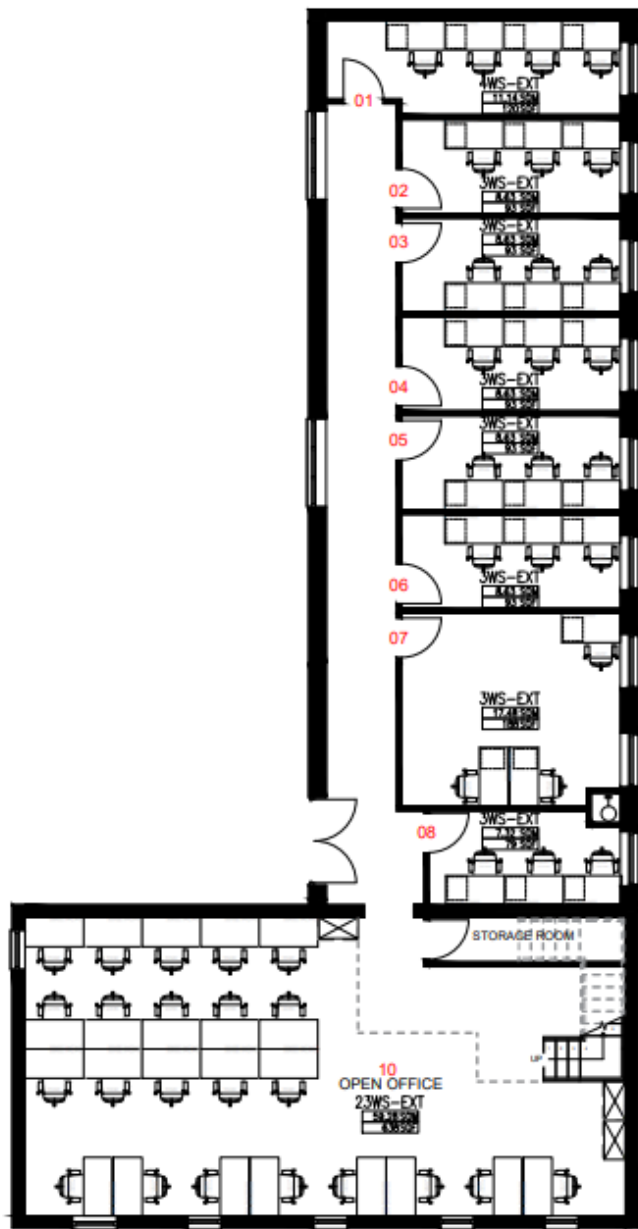
BUSINESS RATES

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.

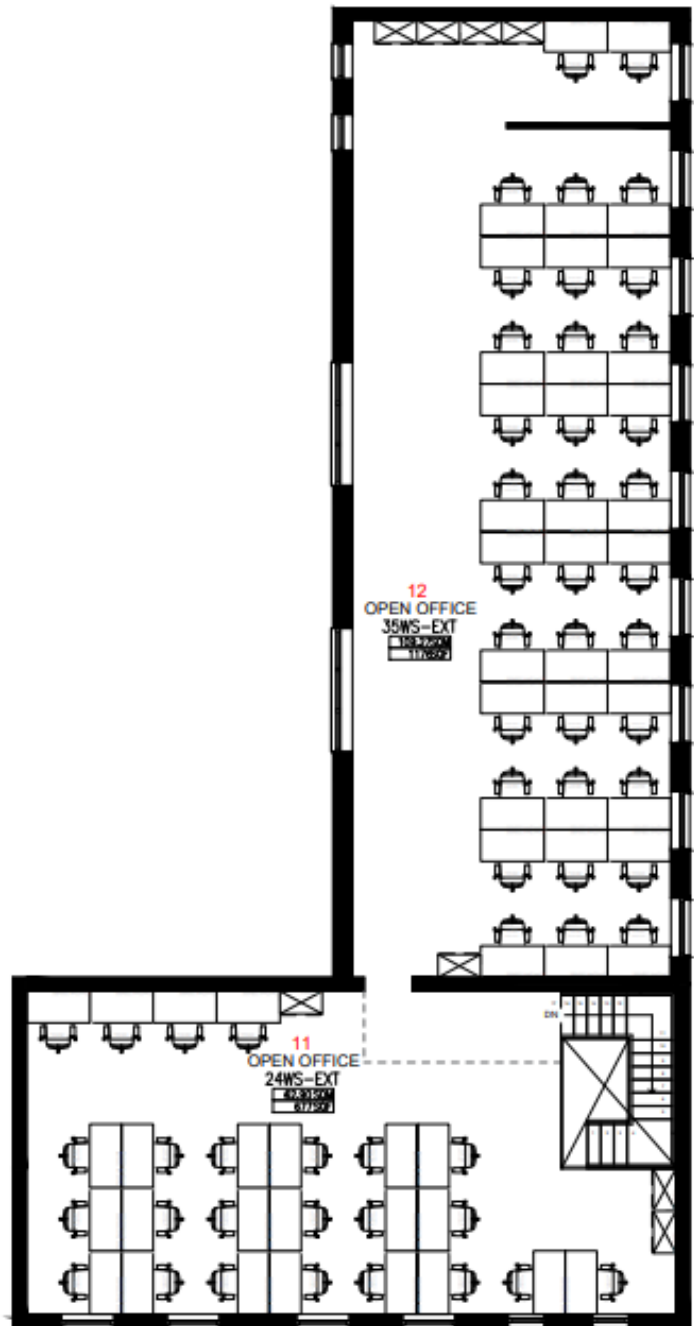
SMALL BUSINESS RATE RELIEF

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.

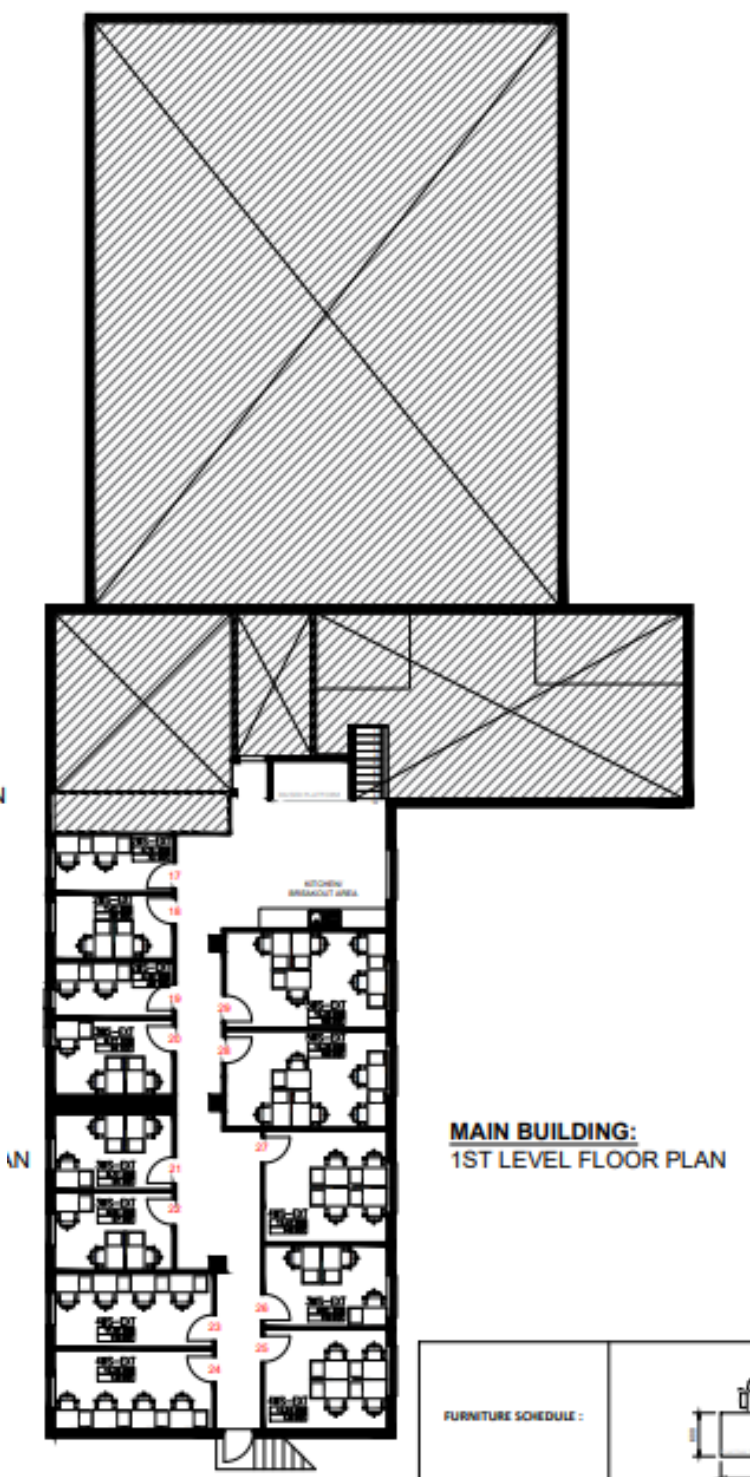
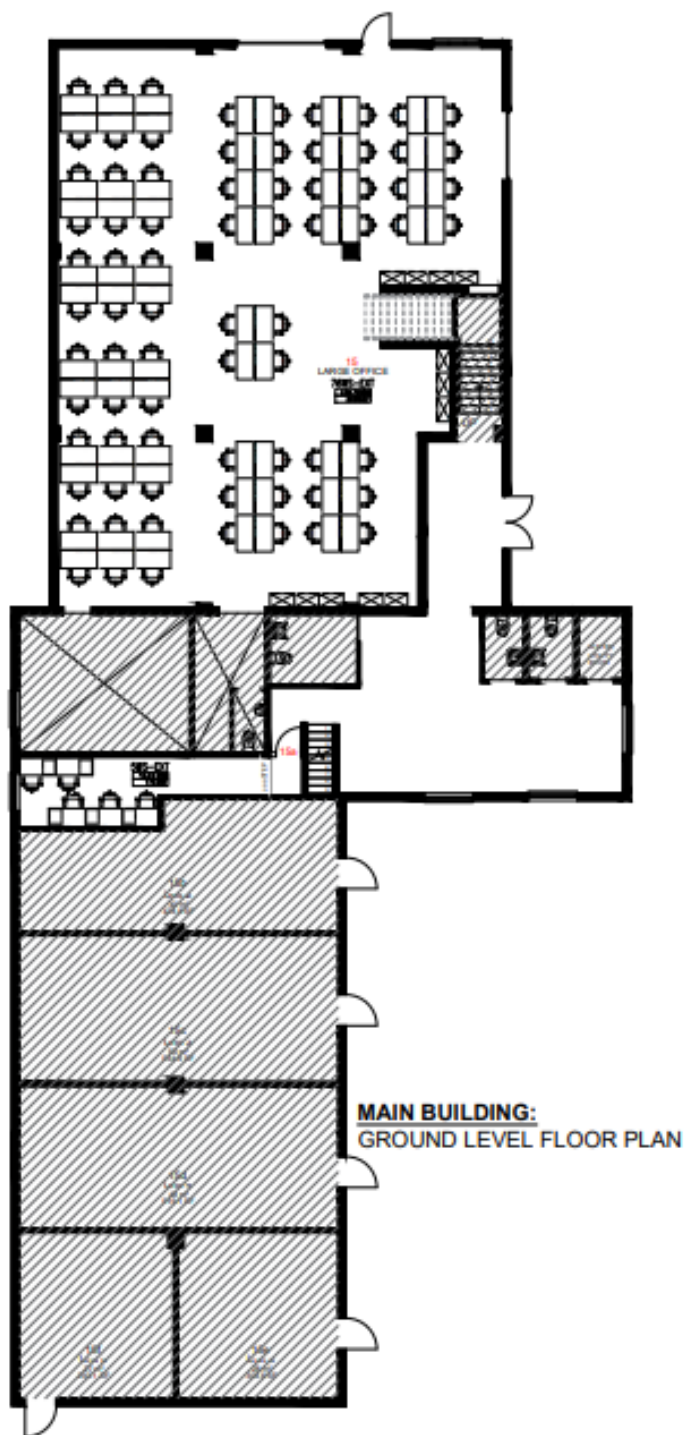
For more information please contact the local authority on 01977 727121.

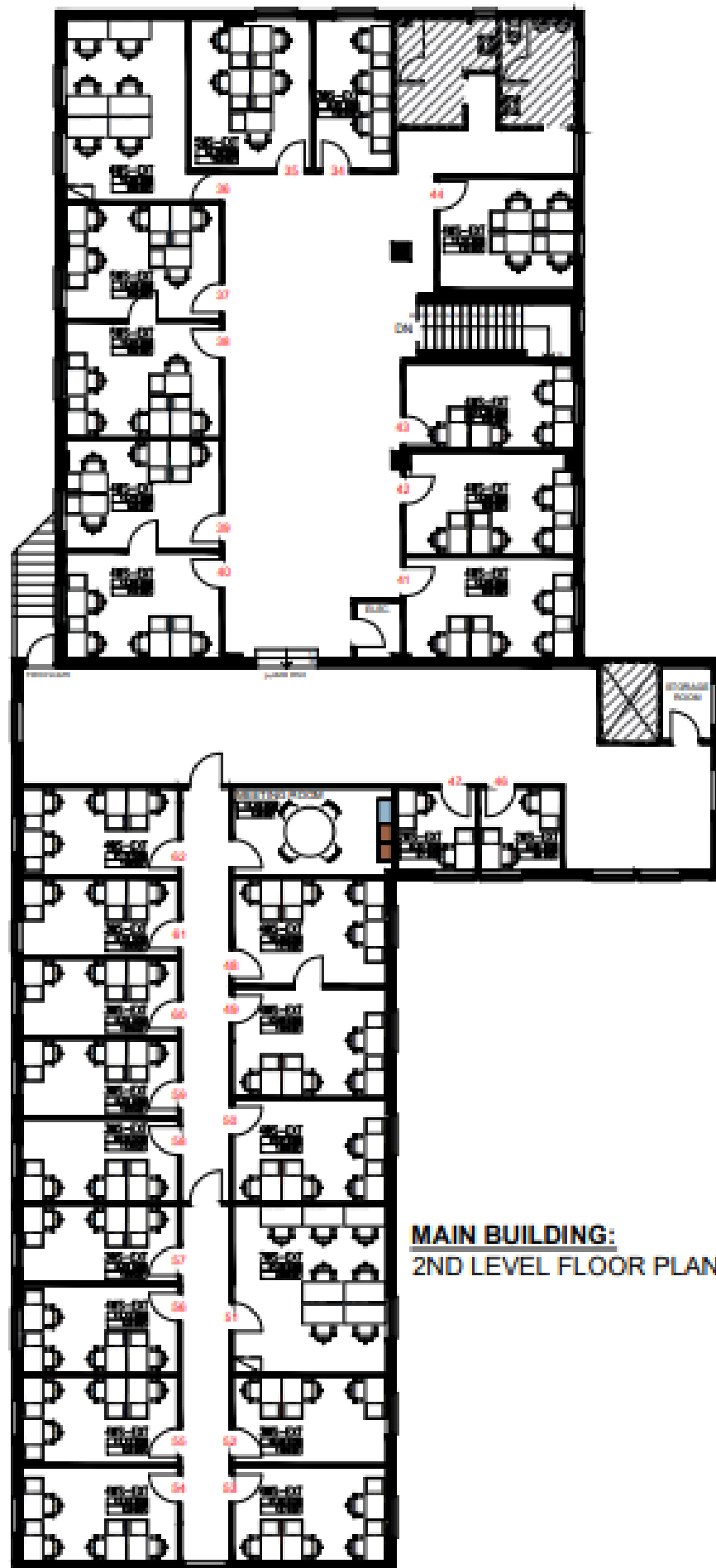


FRONT BUILDING:
GROUND LEVEL FLOOR PLAN



FRONT BUILDING:
1ST LEVEL FLOOR PLAN

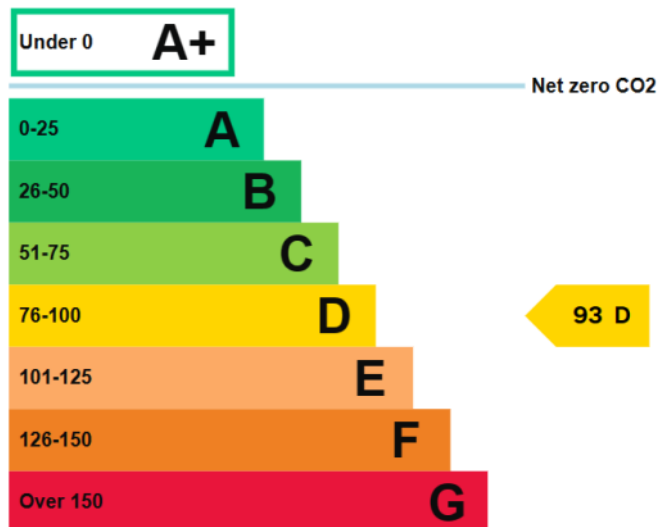




MAIN BUILDING:
2ND LEVEL FLOOR PLAN

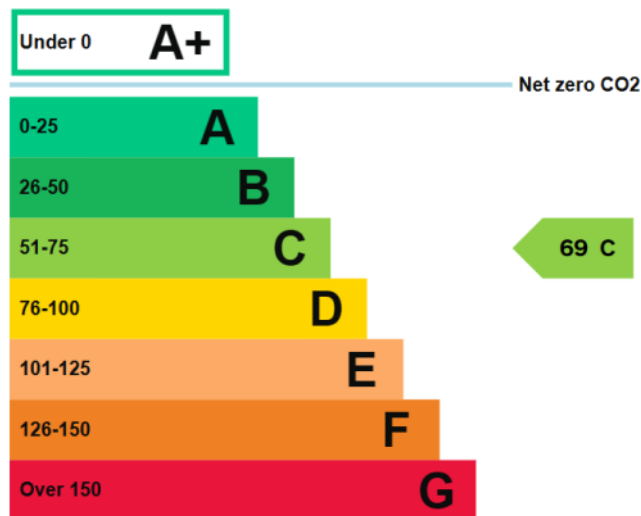
EPC - FRONT BUILDING

This property's current energy rating is D.



EPC - REAR BUILDING

This property's current energy rating is C.



VIEWINGS & FURTHER ENQUIRIES

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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 updated October 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.