

# FIRST FLOOR OFFICES WITH PARKING TO LET

**Vickers**  
carnley



## 4 West Parade, Wakefield, WF1 1LT



- 727 sq ft (67.54 sq m)
- £9,000 per annum
- 2 car parking spaces
- 3 private offices
- Wc & Kitchen facilities
- Excellent location
- Walking distance to city centre amenities

## DESCRIPTION

This is a well presented 3 storey property of traditional brick built construction. The accommodation being offered is on the first floor briefly comprising 3 offices with Wc and kitchen facilities.

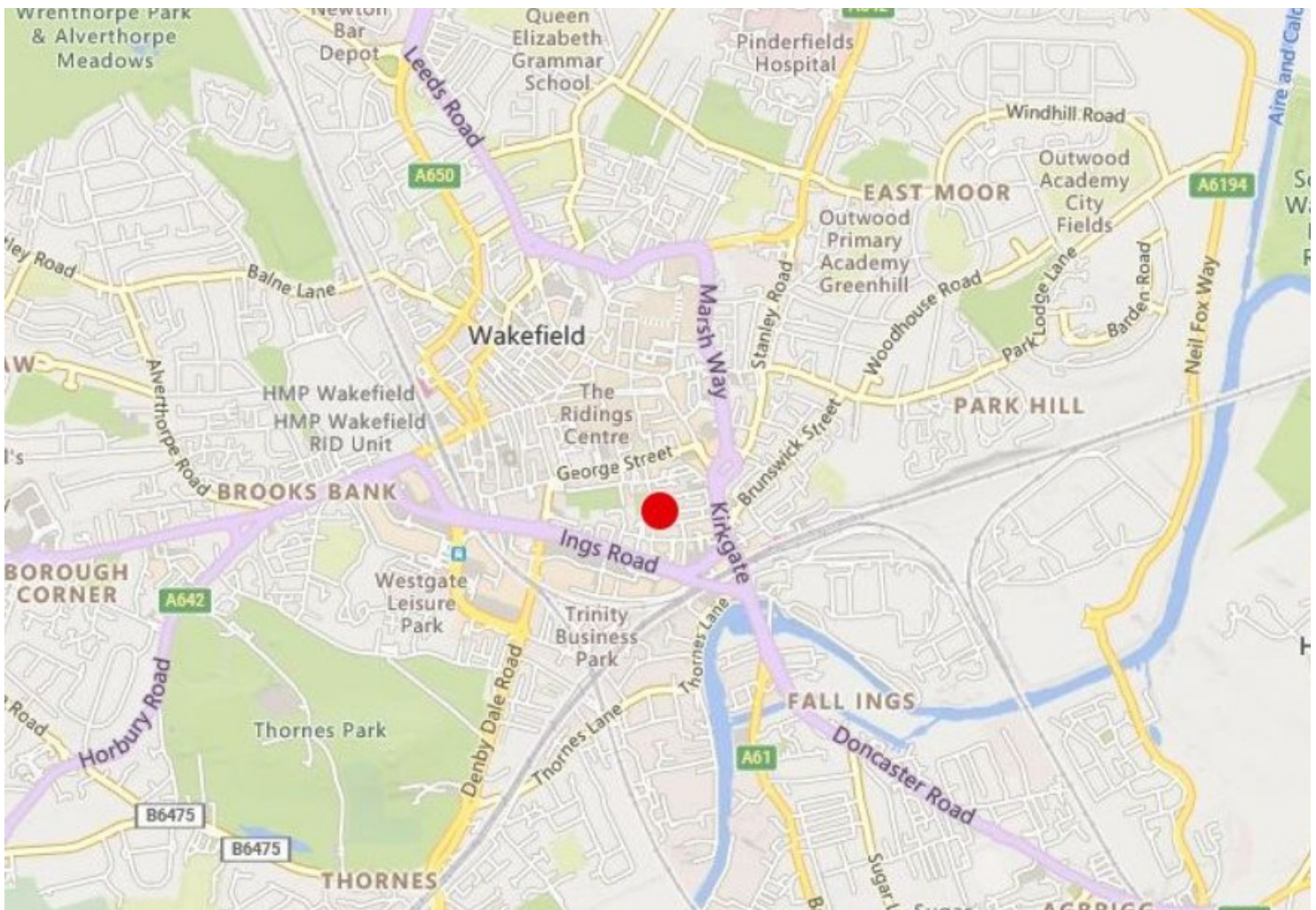
In addition the property benefits from having a private car park with 2 spaces included.

The offices are due to have new carpets and redecoration prior to completion.

## LOCATION

The property is situated in a very peaceful area of Wakefield City Centre just off George Street. The surrounding buildings are occupied by a variety of professional office users with some residential. The property is within a short walking distance of the cities amenities including both the Ridings and Trinity shopping centres.

Wakefield is well served with transport links having three M1 junctions, being J39 to J41, a link to the M62 and 2 train stations.



## ACCOMMODATION

Office 1 - 15ft x 16ft = 240 sq ft

Office 2 - 15ft x 15ft 6in = 232 sq ft

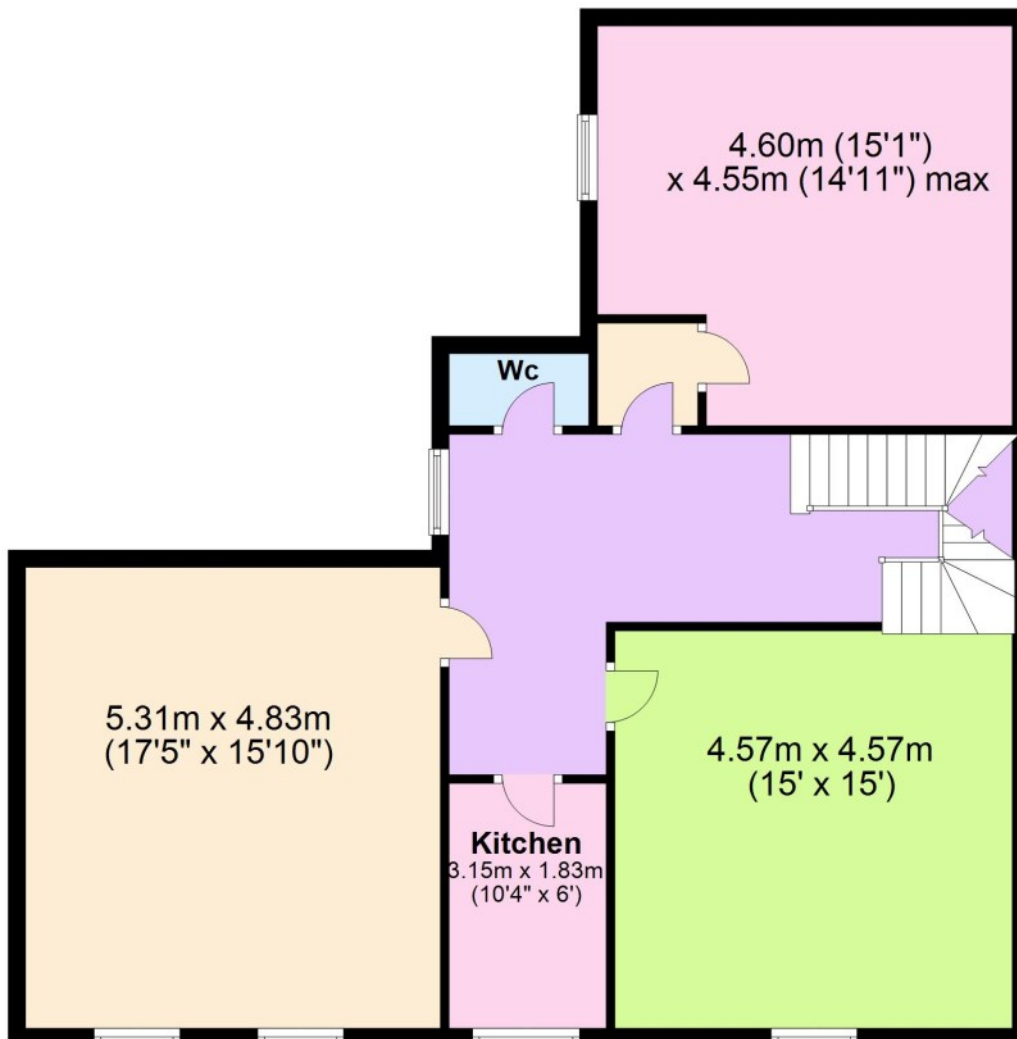
Kitchen - 10ft x 6ft = 60 sq ft

Office 4 - 15ft x 13ft = 195 sq ft

**Net internal area = 727 sq ft (plus Wc)**

### First Floor

Approx. 96.8 sq. metres (1042.3 sq. feet)



## VIEWINGS & FURTHER INFORMATION



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## SUMMARY

<b>RENTAL</b>	£9,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	£9,600
<b>SMALL BUSINESS RATE RELIEF</b>	Applicable
<b>SERVICE CHARGE</b>	Applicable. Further details upon request.
<b>VAT</b>	To be confirmed
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.

## 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 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.