

Office/Clinic room
TO LET



Office 2, Charles Waterton House, 6 Almond Avenue,
Walton, Wakefield, WF2 6QT



- 192 sq ft (18 sq m)
- Located in an over 55's newly built housing development
- Would suit clinic or office user
- Part of a vibrant community hub
- Excellent on site car parking facilities
- Ready for immediate occupation
- Flexible terms

Description

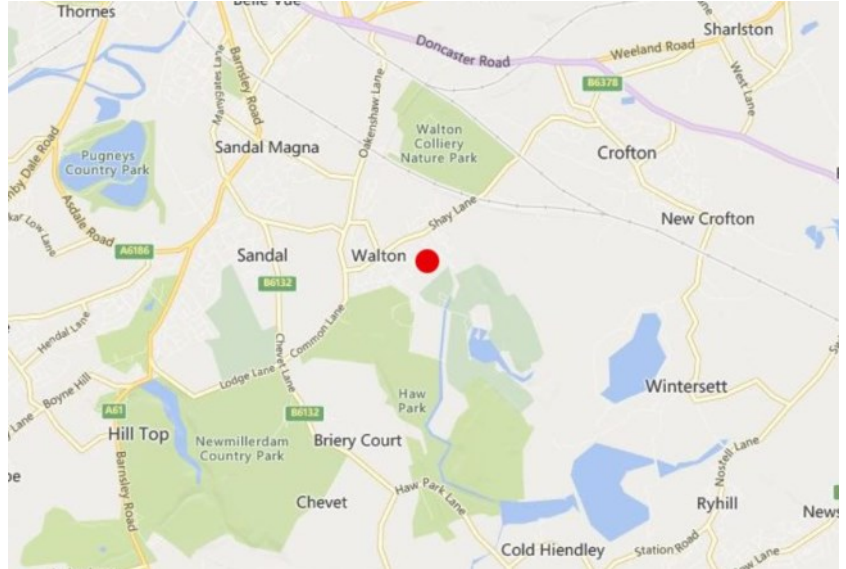
This space is part of the newly constructed Charles Waterton House which provides a community hub for local residents. The premises already houses the local community library, coffee shop and hearing specialist.

The suite could provide office space, clinic space or a variety of uses to suit the community.

The room is well presented and comes partly furnished. This accommodation is offered on a fully inclusive basis and is available on flexible terms. Wc facilities are provided for.

Location

The accommodation is situated on the first floor and benefits from lift access. Walton is a much sought after area of Wakefield and benefits from having excellent access into the city centre.



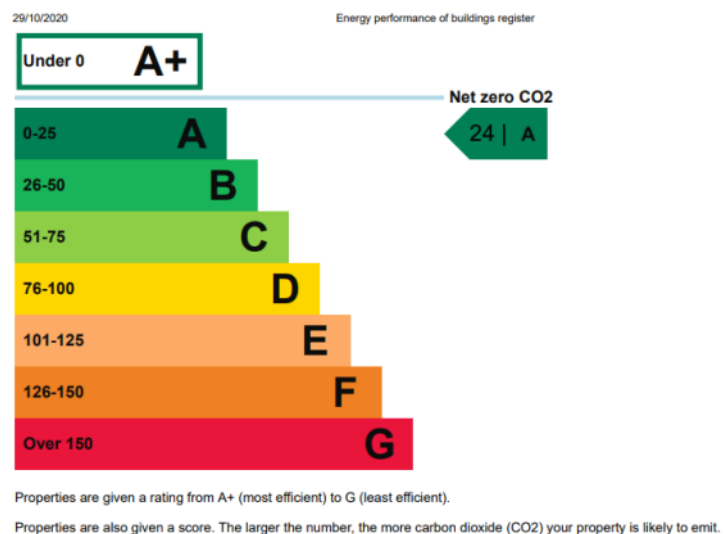
Accommodation

Total area = 192 sq ft (18 sq m)

Plus Wc facilities.

Summary

Size	192 sq ft (18 sq m)
Rental	£5,400 per annum
Lease	Flexible terms
Service Charge	£1,373.44 per annum
Rateable Value	TBC
VAT	Not applicable.
Legal Fees	Each party is responsible for their own legal costs.



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 January 2025 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.