

GF OFFICE SUITE TO LET ON FLEXIBLE TERMS

**Vickers
carnley**



THE PROPERTY



4 Bond Terrace, Wakefield, WF1 2HW



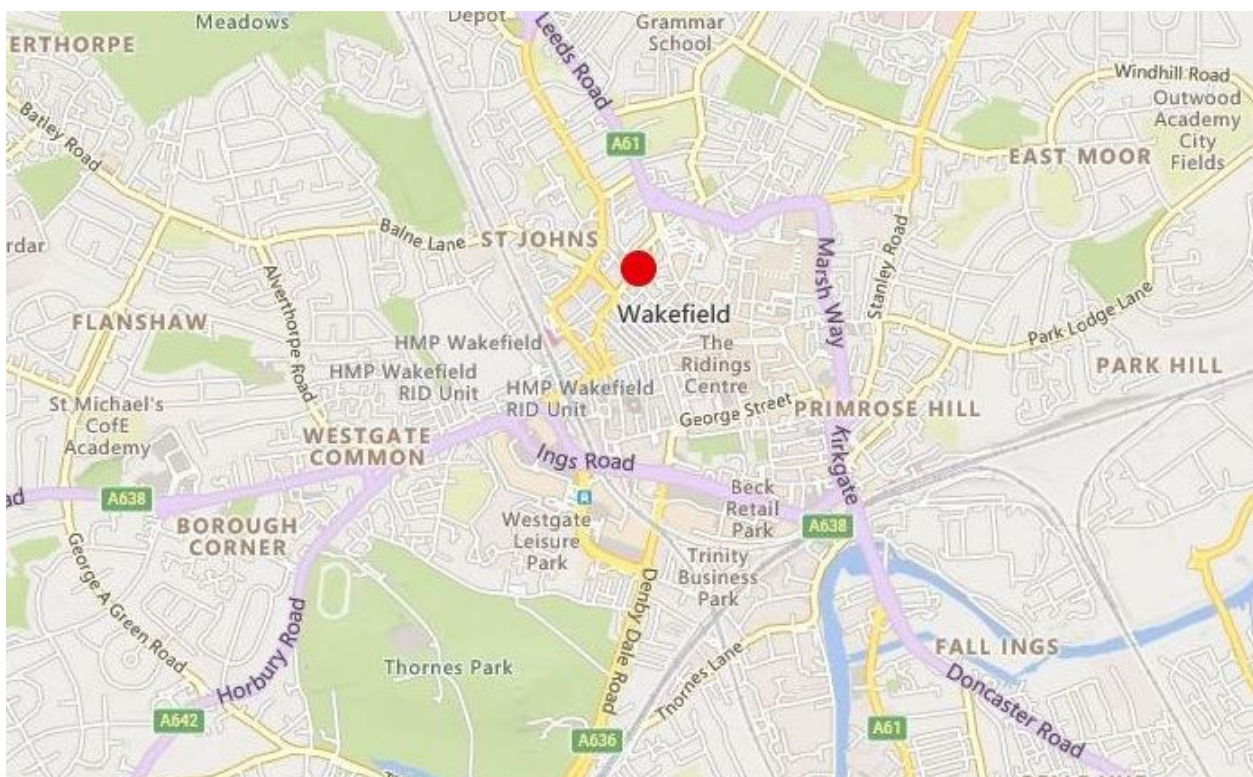
- 399 sq ft (37 sq m)
- Flexible short terms
- Situated in Civic Quarter
- Immediate occupation
- Well presented throughout
- Railway & Bus station just a short walk away

DESCRIPTION

This is quality office space is situated in the heart of the City centre. The ground floor suite consists of reception office plus rear store and additional office. While the first floor suite offers a generous open plan space which could easily accommodate 4-5 people. Kitchen/ staff breakout area and Wc facilities are situated on the lower ground floor. The accommodation has the benefit of having 1 car parking space with each suite.

LOCATION

The premises occupy a very visible location fronting onto Bond Terrace close to its junction with Wood Street. This part of the city centre has seen significant development over the past few years and is now a much sought after location. Being convenient for the M1 network with J41 of the M1 just a few minutes drive away. Westgate railway station and Wakefield bus station are both just a



ACCOMMODATION

Ground Floor

- Front office - 14ft 8in x 16ft = 235 sq ft
- Rear offices - 12ft 8in x 8ft 4in = 110 sq ft
- 9ft x 6ft = 54 sq ft

Total area = 399 sq ft (

SUMMARY

RENT	£125.00 per week
LEASE	Flexible agreement with minimum term of 12 months.
SERVICE CHARGE	£50 per week This includes gas, electricity, water, internet provision, buildings insurance, refuse, removal, cleaning of common parts and consumables.
RATEABLE VALUE	£4,550
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-86

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 February 2025 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.