

CITY CENTRE OFFICES TO LET



Suite 1, Cross Street House, Cross Street, Wakefield, WF1 3BW



- 918 sq ft (85 sq m)
- First and second floors
- Open plan accommodation
- Kitchenette & Wc facilities
- Visible location
- Excellent access to the Motorway network

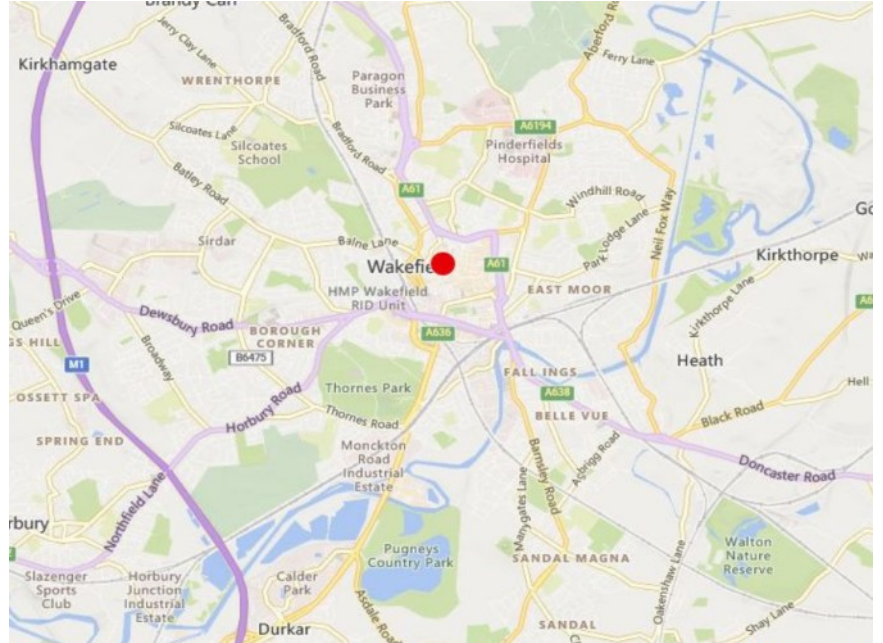
DESCRIPTION

The office accommodation is to be found at first and second floors of Cross Street House. Access to the property is by way of the main entrance on Cross Street.

Internally the office space is decorated to a high standard and offers open plan accommodation over 2 floors with kitchenette facilities. Shared Wc facilities are provided in the common areas.

LOCATION

The property is situated on Cross Street at its junction with Northgate making this a very visible location. Northgate is one of the main arterial roads into the city centre and provides excellent access to the motorway network via junction 40 of the M1. Both the bus and rail stations are within a short walk and private parking spaces are available from the landlord under a separate license agreement.



ACCOMMODATION

FF

Reception area - 10ft 10in x 2ft 8in = 29 sq ft

Corridor - 36ft 7in x 4ft = 146 sq ft

Studio 1 - 10ft 8in x 11ft 2in = 119 sq ft

Studio 2 - 5ft 7in x 11ft = 61 sq ft

Studio 3 - 7ft 10in x 11ft 2in = 87 sq ft

First floor area = 442 sq ft

SF

Office 1 - 17ft 8in x 15ft 7in (-6ft 2in x 5ft 5in) = 242 sq ft

Office 2 - 13ft 8in x 15ft 11in = 217 sq ft

Kitchenette- 3ft x 5ft 9in = 17 sq ft (1.57 sq m)

Second floor area = 476 sq ft

Total net internal area = 918 sq ft Plus shared Wc facilities

SUMMARY

RENT	£12,500 per annum
LEASE	Full Repairing and Insuring
SERVICE CHARGE	Applicable. Further details upon request,
RATEABLE VALUE	£7,100
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	Awaiting assessment,

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 prepared May 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.