

# SELF CONTAINED OFFICES TO LET



2 Laburnum Road, Wakefield, WF1 3QS



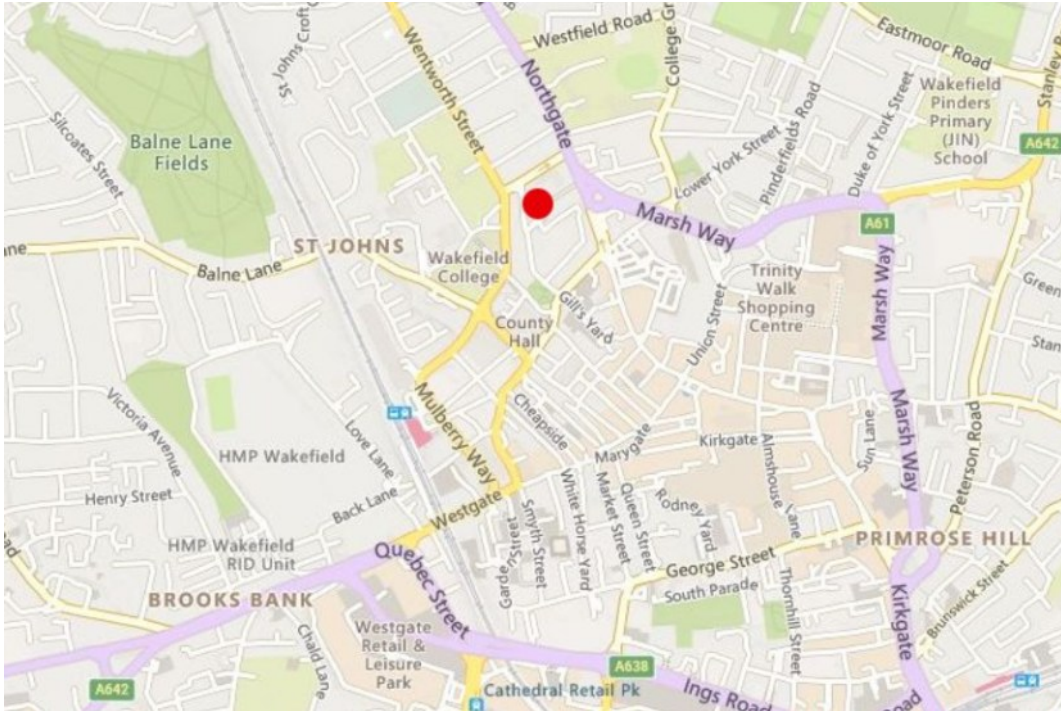
- 754 sq ft (70 sq m)
- £9,000 per annum
- Grade II Listed two storey office
- Newly refurbished basement office/store
- Attic storage space
- Prominent City Centre location
- Close to Wakefield College, Civic Quarter and bus station

## DESCRIPTION

This is a self contained Grade II Listed office building set within a prominent city centre location. Briefly the accommodation comprises two offices on both the ground floor and the first floor with useful attic storage space and a newly refurbished practical basement which could be utilised as an office/store, which includes kitchen and Wc facilities.

## LOCATION

The property occupies a very prominent location on Rishworth Street close to its junction with Laburnum Road. The property can be seen from Wood Street and Bond Street. Close by is Wakefield College, Civic Quarter and Bus Station.



## ACCOMMODATION

Ground floor

Office 1 - 13ft 9in x 11ft 3in = 155 sq ft

Office 2 - 14ft 10in x 8ft 1in = 120 sq ft

First floor

Office 3 - 9in x 12ft = 165 sq ft

Office 4 - 14ft 10in x 8ft 2in = 121 sq ft

Plus

Basement Kitchen - 3ft 5in x 10ft 6in = 36 sq ft

Office/store - 11ft 6in x 13ft 8in = 157 sq ft

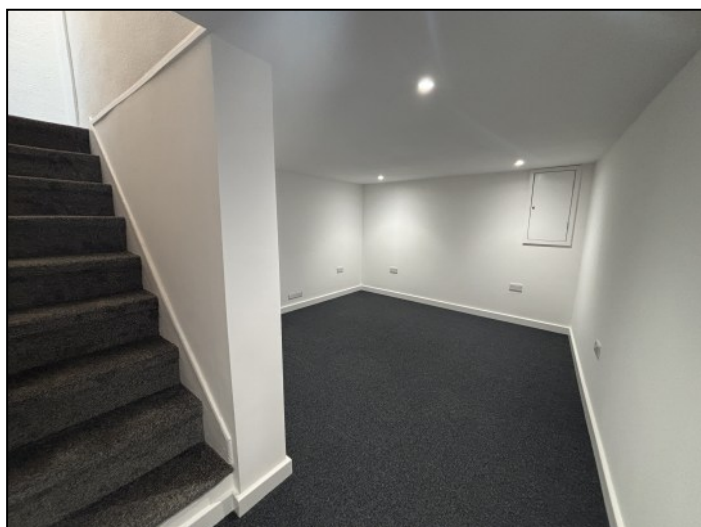
Plus Wc facilities and second floor attic store

**Total net internal area = 754 sq ft (70 sq m)**



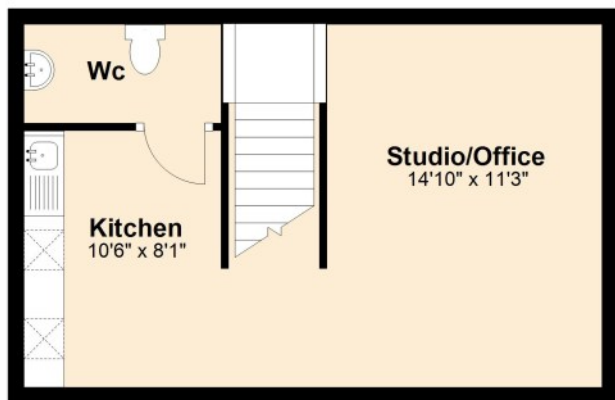
## SUMMARY

<b>SIZE</b>	754 sq ft (70 sq m)
<b>RENT</b>	£9,000 per annum
<b>LEASE TERM</b>	Full Repairing and Insuring Basis
<b>RATEABLE VALUE</b>	£5,200
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	The property is Grade II listed and therefore exempt from an EPC.



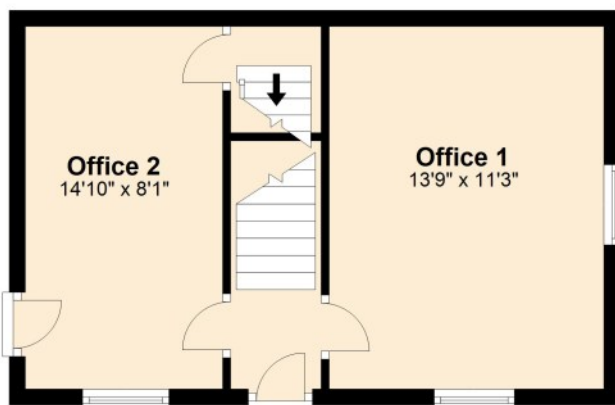
### Lower Ground Floor

Approx. 351.0 sq. feet



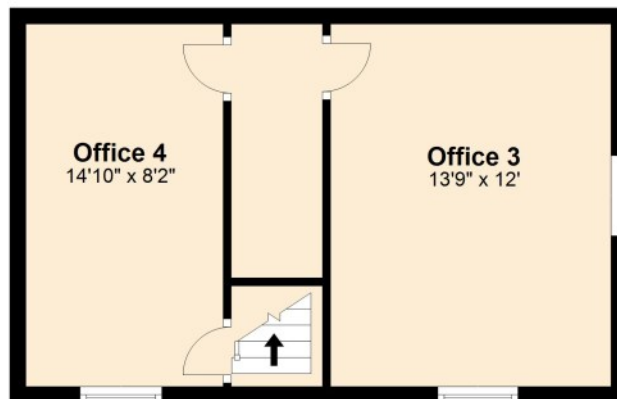
### Ground Floor

Approx. 339.2 sq. feet



### First Floor

Approx. 351.3 sq. feet



Total area: approx. 1041.5 sq. feet

## VIEWING & FURTHER ENQUIRIES



**Isobel Smith**

**01924 291500**

**isobel.smith@vickerscarnley.co.uk**

### 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 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.