

# CITY CENTRE OFFICE SUITE TO LET



Suite 7, Second Floor, Bull Ring House, Wakefield, WF1 3BJ



- 1,398 sq ft (130 sq m)
- Passenger lift
- Open plan office
- Kitchen facilities
- Male and Female toilets
- Available immediately



## DESCRIPTION

The accommodation comprises of a broadly open plan second floor offices which have been partitioned to provide a general office and meeting room with self contained kitchen and toilet facilities.

Bull Ring House is an extended and refurbished office building offering high quality accommodation in the heart of the city. It is suitable as a head quarters building or for occupation by local or regional companies or professional firms.

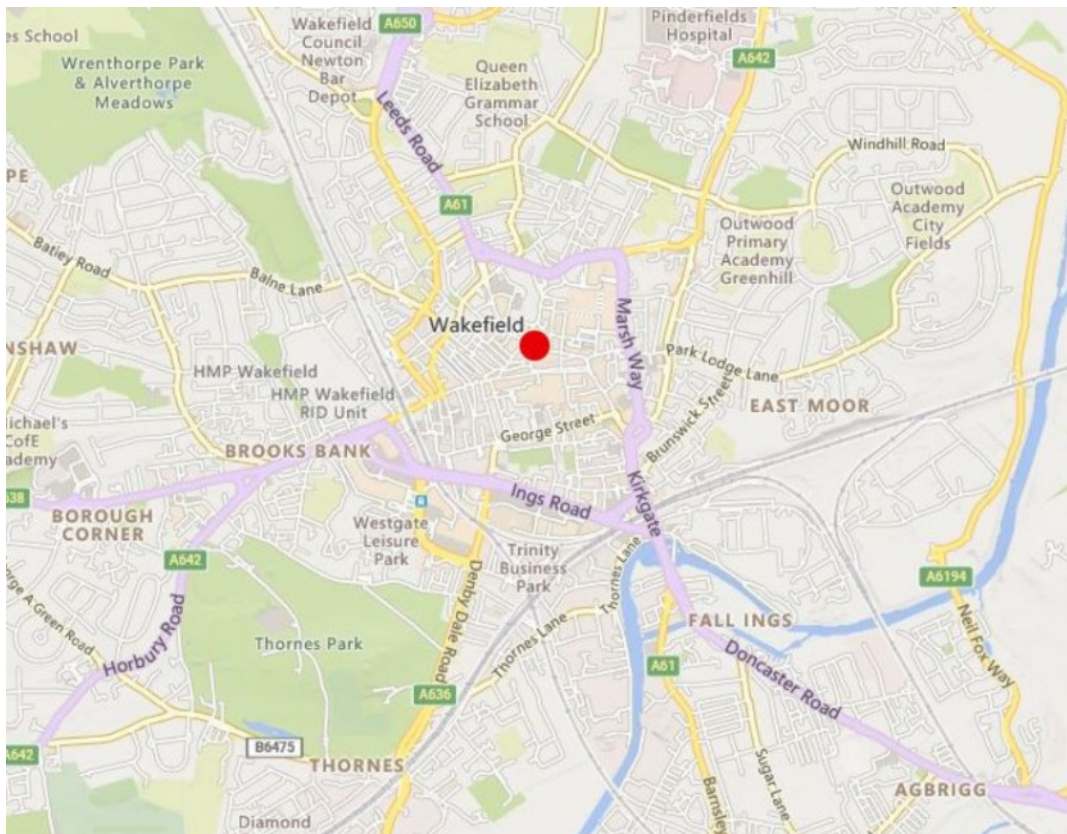
The building also has the added benefit of ground floor representation which would suit many who require a high profile appearance. The ground floor additionally includes a DDA compliant Wc and passenger lift.

## LOCATION

Bull Ring House is situated in central Wakefield at the junction with the Bull Ring and Northgate.

The Bus Station, the Ridings Shopping Centre, and Trinity Walk shopping centre are all within walking distance. Westgate Railway Station is within walking distance with direct half hourly services to Kings Cross which puts London is reach within 2 hours travel.

Wakefield is sandwiched between the M1 , M62 and A1 and has three M1 junctions which are within 2 miles of the city centre and less and 4 files to the M62 intersection.



## ACCOMMODATION

36ft 9in x 38ft 1in (14ft 7in x 10ft 3in) = 1,250 Sq Ft

Meeting Room - 10ft 3in x 9ft 4in = 96 Sq Ft

Kitchen - 9ft 11in x 5ft 3in = 52 Sq Ft

**Total Net Internal Area - 1,398 Sq Ft (129.87 Sq M)**

## SUMMARY

RENT	£16,000 per annum
LEASE	Full Repairing and Insuring
SERVICE CHARGE	Applicable. Further details upon request,
RATEABLE VALUE	£11,750
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	D-83

## 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 July 2022 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.