

SUPERIOR FIRST FLOOR OFFICE SUITE WITH CAR PARKING TO LET



Queens Court, Queen Street, Wakefield, WF1 1LE



- 1,567 sq ft (146 sq m)
- Prominent office premises
- Well presented throughout
- May suit alternative users
- Conveniently located for the city centre
- Private car parking for 8 cars

DESCRIPTION

This is a superior first floor office suite with a prominent ground floor reception entrance way. The accommodation consists of mainly large offices with meeting rooms off along with kitchen and Wc facilities. The suite benefits from having 8 marked car parking spaces along with easy access to both J39 and J40 of the M1 Motorway.

LOCATION

The property is situated in the fringe of the city centre close to the Royal Mail sorting office and is in walking distance of the Ings Road Retail Parks with Sainsburys just a short walk away. Vehicle access to and from the premises provides easy access to the Motorway network.

ACCOMMODATION

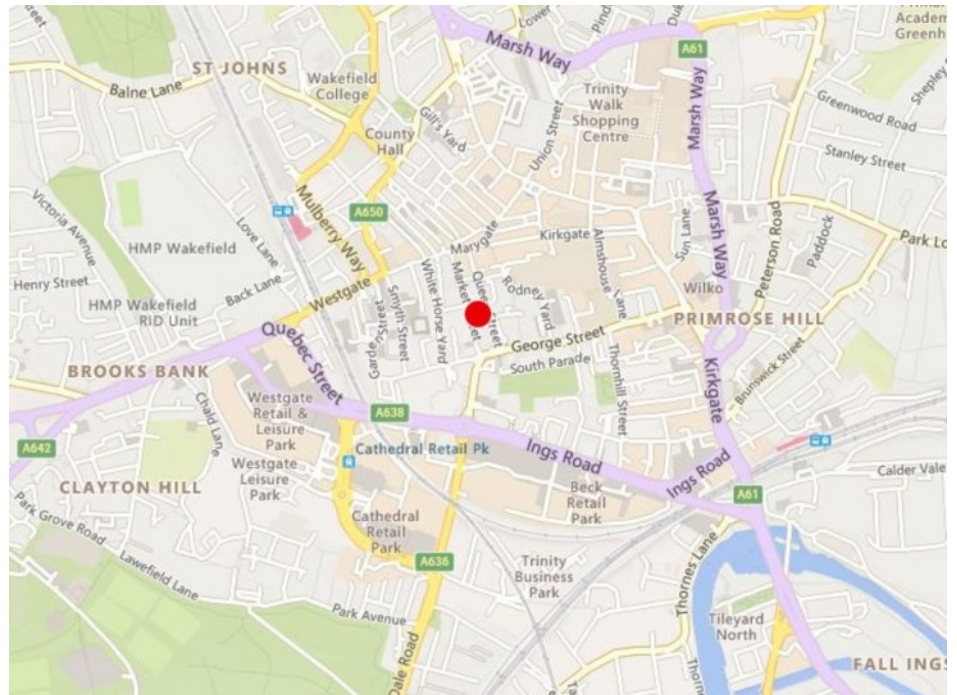
FF

Office 1 - 17ft 9in x 6ft 3in = 110 sq ft

Office 2 - 18ft 9in x 8ft 6in = 160 sq ft

Office 3 - 20ft x 12ft = 240 sq ft

Total FF area = 1,567 sq ft



SUMMARY

RENT	£12,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	Awaiting assessment.
SMALL BUSINESS RATES RELIEF	To be confirmed. 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 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 November 2024 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.