



Office 2

Rear Walled Garden, The Nostell Estate Yard, Nostell, Wakefield, WF4 1AB

KEY FEATURES

- 415 Sq Ft (38.55 Sq M)
- Ground floor open plan space
- Picturesque location
- Kitchenette and Wc facilities
- Ample on site car parking
- Onsite café
- 24 hour access
- Air con



Office 2

Rear Walled Yard, The Nostell Estate Yard, Nostell, Wakefield, WF4 1AB

£8,500 per annum



Description

Office 2 is situated within the Nostell Estate in the Rear Walled Garden. The ground floor space offers modern office space for small to medium businesses. The suite is broadly open plan with air con, small kitchen area and Wc facilities to the rear.

The Nostell Estate provides dedicated car parking spaces along with 24 hour access via secure key card entry, on site security system and access to the popular Meridian Cafe located opposite.

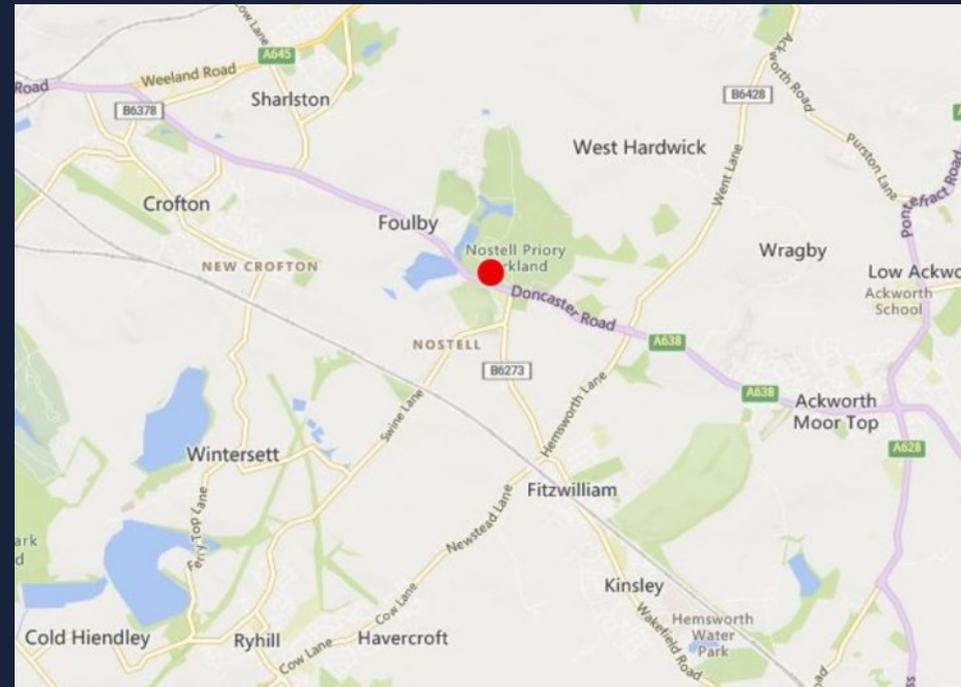
The Ward Suite would suit small to medium sized businesses of approx. 4-8 people. Access is available to the fibre network along with the latest data communication links.



Location

The Nostell Estate is located in a picturesque setting surrounded by Nostell Priory's beautiful parklands and pathways. The site provides for a tranquil setting allowing for a healthy work-life balance whereby individuals can enjoy the open spaces, and grasslands within a minutes walk from the office.

The site is within travelling distance to the M62, M1 motorways and neighbouring Wakefield and Pontefract.



Meridian Café

The Nostell Estate has its very own café on site which is open Monday - Friday. The Meridian café serves hot and cold drinks as well as a wide range of delicious food options to vitalize you throughout the day. The café has provision for outside catering to enhance your office needs.





Meeting Rooms

Nostell Priory provides additional meeting rooms which are available from £27.50 plus VAT which can be booked for half a day or for the full day. The meeting rooms vary in size from 2-4 people up to 8-10 people.





Accommodation

Ground Floor

415 Sq Ft

Includes Wc facilities

Summary

RENT	£8,500 per annum. Payable quarterly.
LEASE TERM	Effective Full Repairing and Insuring Basis based upon a 5 year lease with break clause after the first 3 years.
RATEABLE VALUE	£5,200
VAT	Applicable
HOLDING FEE	£1,200 plus VAT
BOND	Equivalent to 1 months rent.
SERVICE CHARGE	10% of the annual rental plus VAT.
LEGAL FEES	Each party is responsible for their own legals costs.
EPC	C-69

Viewings and further enquiries



Lee Carnley
01924 291500
lee.carnley@vickerscarnley.co.uk



Isobel Smith
01924 291500
isobel.smith@vickerscarnley.co.uk

