



The Ward Suite

The Refectory, The Nostell Estate Yard, Nostell, Wakefield, WF4 1AB

KEY FEATURES

- 1,290 Sq Ft (119.84 Sq M)
- Ground floor open plan space
- Picturesque location
- Contemporary & historical features throughout
- Kitchen and Wc facilities
- Ample on site car parking
- Onsite café
- Dating back to 1481



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£24,510 per annum



Description

The Ward Suite is a spacious, open plan ground floor office accommodation situated within The Refectory dating back to 1481 on the Nostell Estate. The suite includes an open place working area, entrance hall, kitchen and Wc facilities.

The property has been extensively refurbished to provide modern office space within a stunning listed building and picturesque setting. The property boasts exposed beams and stonework, feature mullion windows and LED lighting.

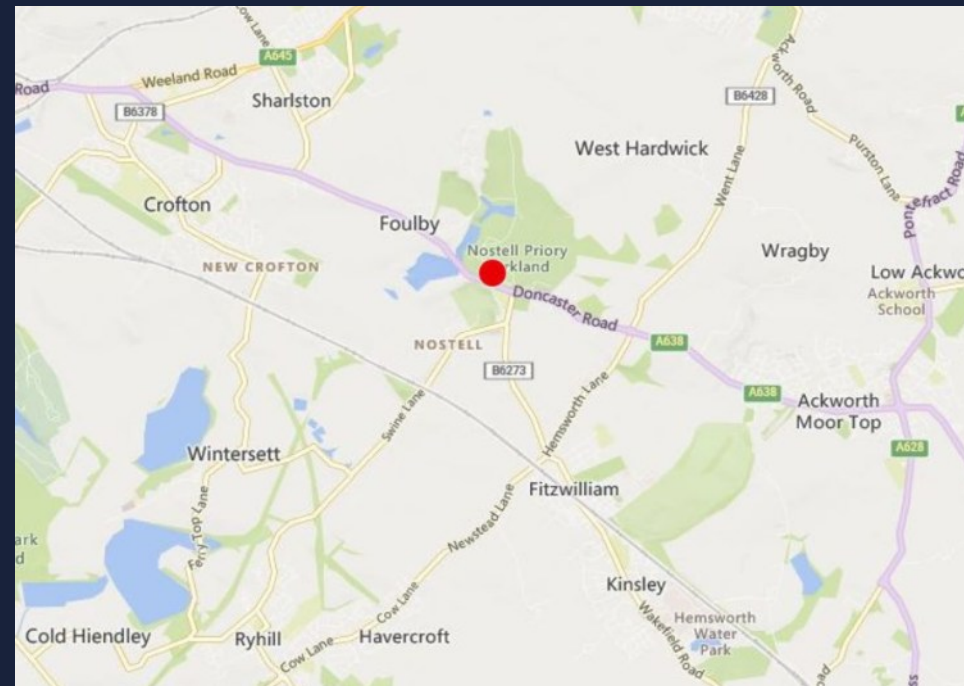
The Nostell Estate provides ample car parking spaces along with 24 hour access via secure key card entry, on site security system and access to the Meridian Cafe located on site.

The Ward Suite would suit medium sized businesses of approx. 8-12 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

1,290 Sq Ft (119.84 Sq M)

Plus Wc facilities

Summary

RENT	£24,510 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	To be confirmed
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	Exempt.

Viewings and further enquiries



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