

HIGH QUALITY
OFFICE ACCOMMODATION
TO LET / MAY SELL



Woolstapler, 8 Cheapside, Wakefield, WF1 2SD



- 1,430 Sq Ft (132.85 Sq M)
- Recently refurbished
- Over 3 floors plus basement
- City centre location
- Close to public car parks
- Gas central heating
- Exposed roof beams
- Walking distance to train station

DESCRIPTION

A fully refurbished and modernised self-contained office building extending to approximately 1,430 sq ft across three floors plus basement, located in the heart of Wakefield city centre.

The property has recently undergone a comprehensive renovation, achieving an EPC rating of C, and includes:

- New roof with high-performance insulation.

- 50mm Kingspan and insulated plasterboard to walls.

- A++ rated double-glazed windows and composite doors with secure multi-point locking.

- Full electrical rewire with LED lighting throughout.

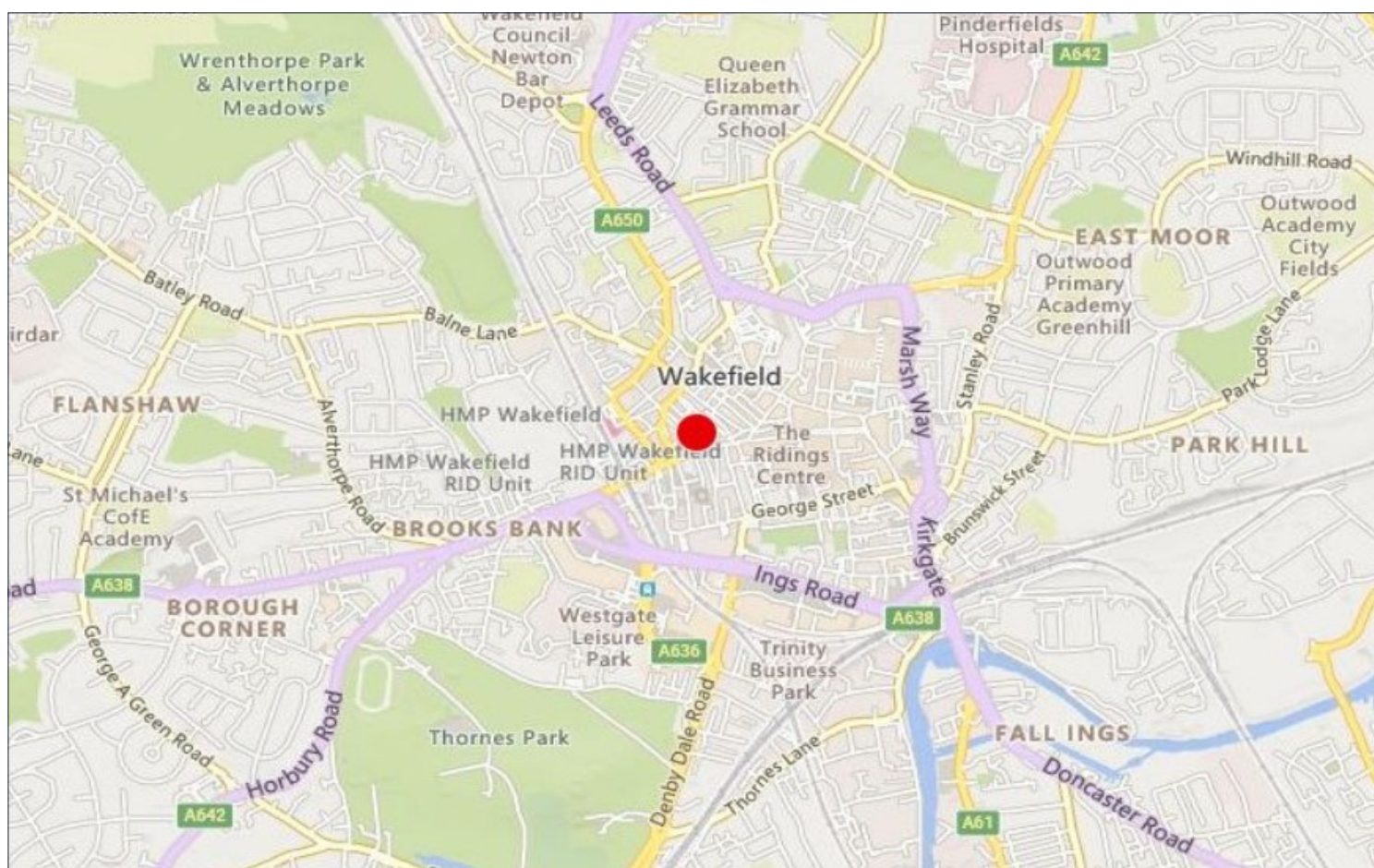
- Basement upgrade with cavity membrane, PIR insulated floor and Nuaire PIV system.

Accommodation provides a welcoming reception, spacious office suites across three floors, kitchen, WC, and storage. The second floor features a striking vaulted ceiling with exposed beams. Benefits include gas central heating, security alarm system, and turnkey presentation throughout.

Ideally suited for either an owner occupier or investor, the property is available with vacant possession.

LOCATION

The property is located in Wakefield city centre on Cheapside, in an area popular with legal and professional organisations. There are a number of public car parks nearby and the property is 5 minutes walking distance from Wakefield Westgate railway station.



ACCOMODATION

The property provides approximately a net internal area of 1,430 sq ft

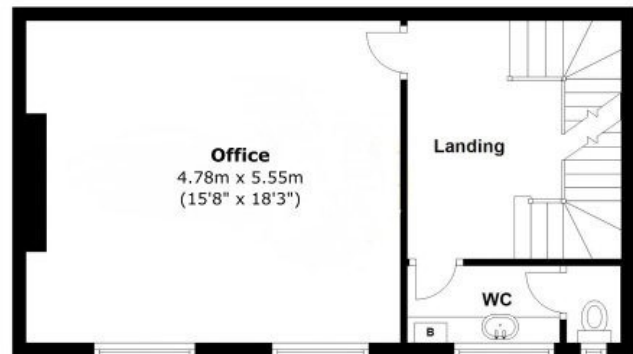
Basement

Approx. 42.2 sq. metres (454.5 sq. feet)



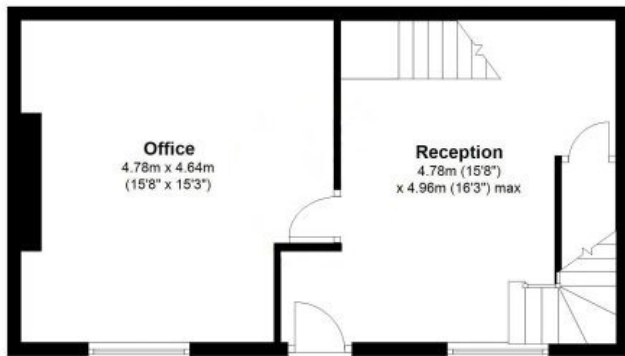
First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Ground Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Second Floor

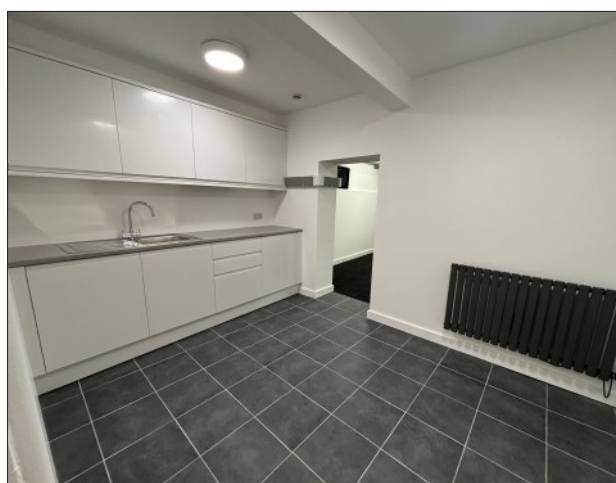
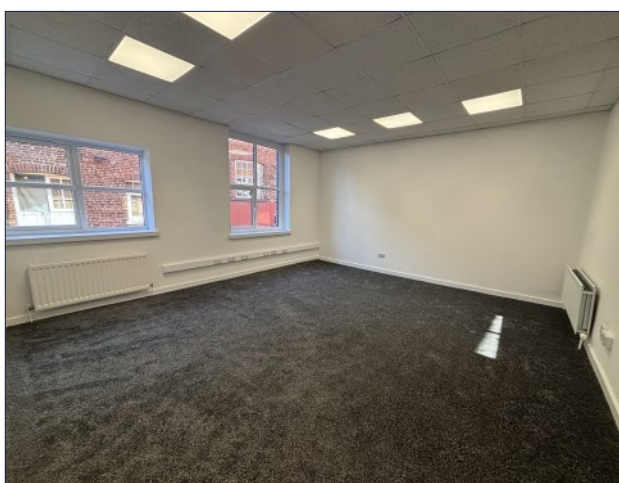
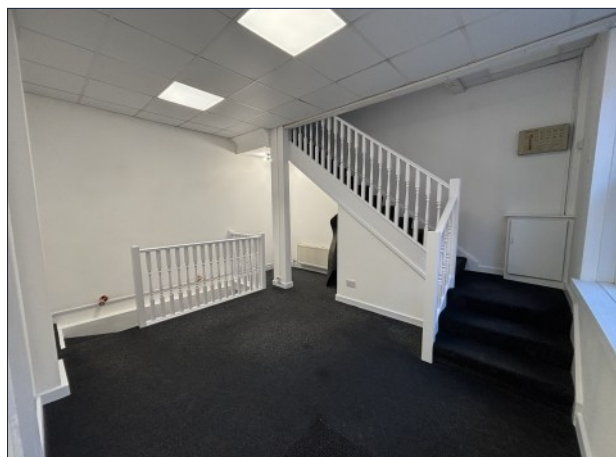
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The Woolstapler, Cheapside, Wakefield

SUMMARY

RENT	£17,000 per annum
LEASE	Full Repairing and Insuring.
PRICE	£240,000. The property is sold with vacant possession.
RATEABLE VALUE	£6,900
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C68



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 created September 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.