

**FREEHOLD FOR SALE
DUE TO RELOCATION
PRESTIGIOUS OFFICE BUILDING
WITH PRIVATE CAR PARKING FOR 7 VEHICLES**

**Vickers
carnley**



2 Chancery Lane, Wakefield, WF1 2SS



- 2,464 sq ft (229 sq m)
- Landmark Grade II listed property
- Development potential
- Suitable for a variety of uses
- First time available for over 30 years
- Well maintained throughout
- Useful basement storage

DESCRIPTION

This is one of Wakefield's first office properties and is only offered to the market due to the current owner's relocation to a smaller premises.

Internally, the premises offer a ground floor showroom space with private meeting room off plus a kitchenette area.

The first and second floors offer both private and general offices along with kitchen and Wc facilities. In addition, there is a substantial basement which is ideal for storage or future development.

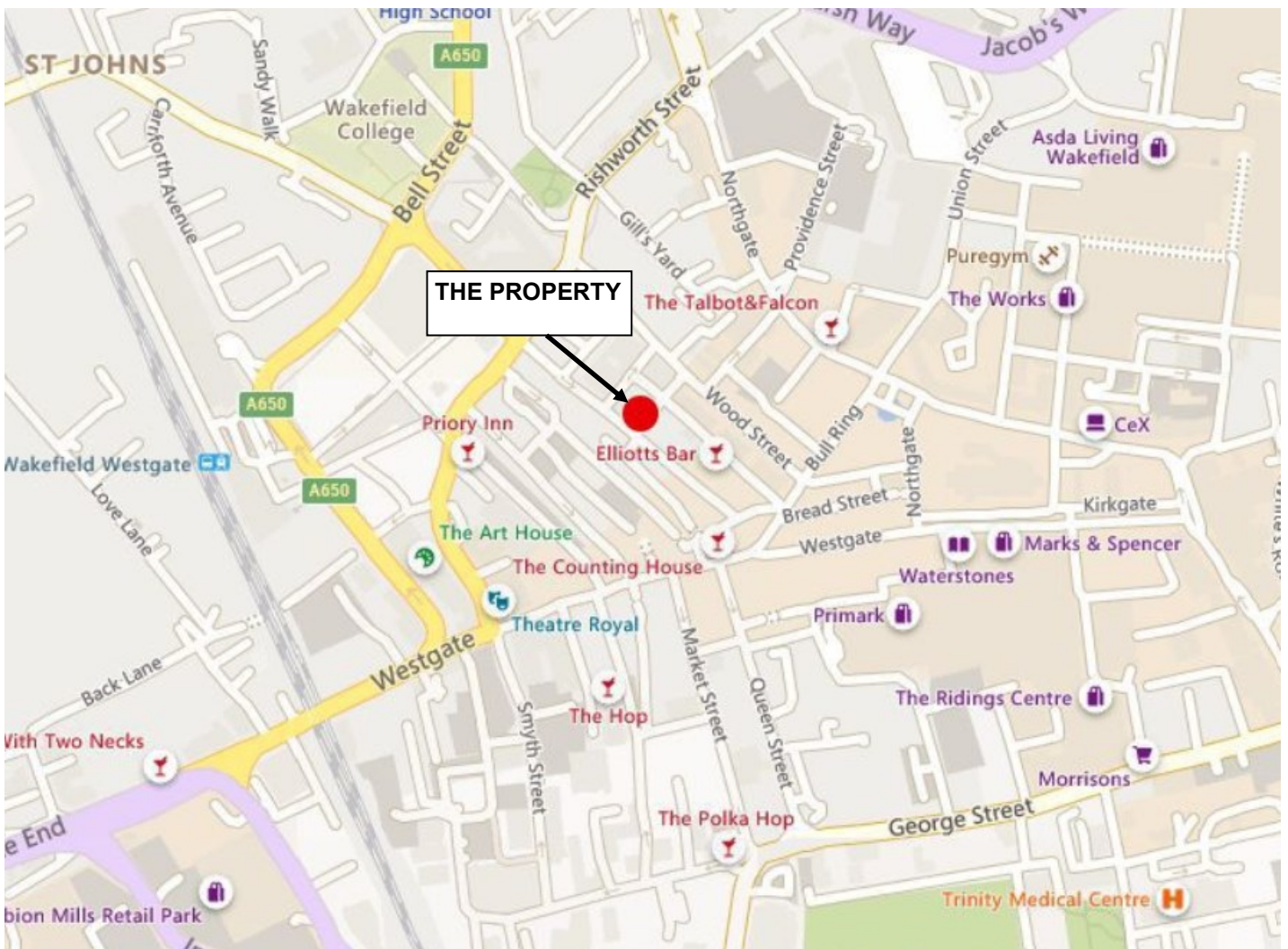
In recent times, the premises have had a newly fitted gas central heating boiler and there has been refurbishment work to the roof.

Vehicular access to the rear of the property leads to a private car park for at least 7 vehicles.

LOCATION

The property occupies a prime location overlooking the Crown Court square in the business quarter of the city centre, yet just a few minutes walk from the main retail areas and the ever growing hospitality quarter.

Vehicle access is permitted to the premises allowing for quick access out of the city centre and to the Motorway network. Both the bus station and train station are just a few minutes walk away.



ACCOMMODATION

Ground Floor

Showroom -	21ft x 32ft 6in = 682 sq ft
Meeting room -	11ft 4in x 15ft 7in = 176 sq ft
Store -	8ft x 9ft 10in = 78 sq ft

Total ground floor net internal area = 936 sq ft

First Floor

General office -	21ft 4in x 19ft 7in = 417 sq ft
Private office -	16 ft 5in x 13ft 3in = 217 sq ft
Private office -	13ft 2in x 12ft = 157 sq ft
Private office -	13ft x 12ft = 156 sq ft

Total first floor net internal area = 947 sq ft

Second floor

General office -	21ft 7in x 13ft 4in = 287 sq ft
Private office -	14ft 5in x 8ft 5in = 121 sq ft
Kitchen -	12ft x 9ft 10in = 118 sq ft
Cleaners store area -	5ft 8in x 9ft 10in = 55 sq ft

Total second floor net internal area = 581 sq ft

**Total net internal area = 2,464 sq ft (229 sq m)
plus basement**



General office



Private office

SUMMARY

PRICE	£450,000
RATEABLE VALUE	£13,000
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.
FURTHER INFORMATION	These premises are partly owned by the selling agent.
EPC	Exempt.

VIEWINGS & FURTHER ENQUIRIES



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Private car park

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 August 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.