

FLEXIBLE OFFICE SPACE TO LET



First Floor, 2 Chancery Lane, Wakefield, WF1 2SS



- 947 sq ft (88 sq m)
- Flexible term
- Private & general offices
- Low running costs
- City centre location
- Three car parking spaces

DESCRIPTION

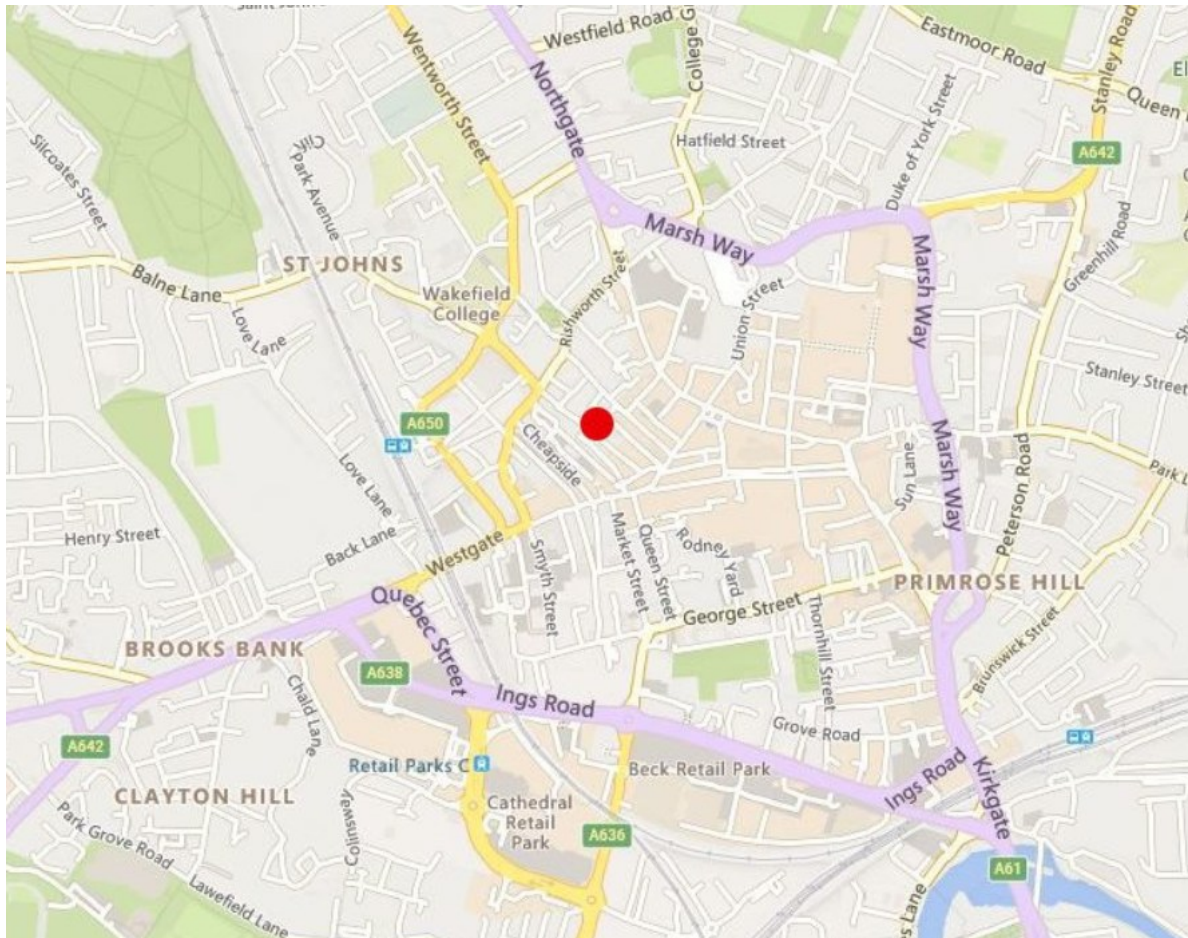
This is a unique opportunity to acquire a very functional office space in one of Wakefield's most prestigious office properties with the added benefit of having three car parking spaces.

The accommodation is situated on the first floor with a shared kitchen and Wc facilities and benefit from having gas central heating.

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.

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

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 Plus shared kitchen and Wc facilities

SUMMARY

RENT	£12,500 per annum.
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	To be covered within the serviced rent which will also take into consideration all other services.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Not applicable.

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 updated November 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.