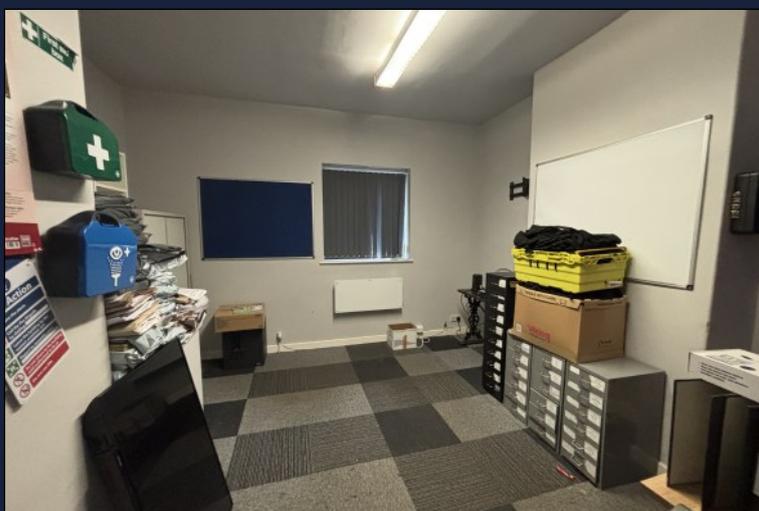


# FIRST FLOOR OFFICES TO LET



442 Leeds Road, Outwood, Wakefield, WF1 2JD



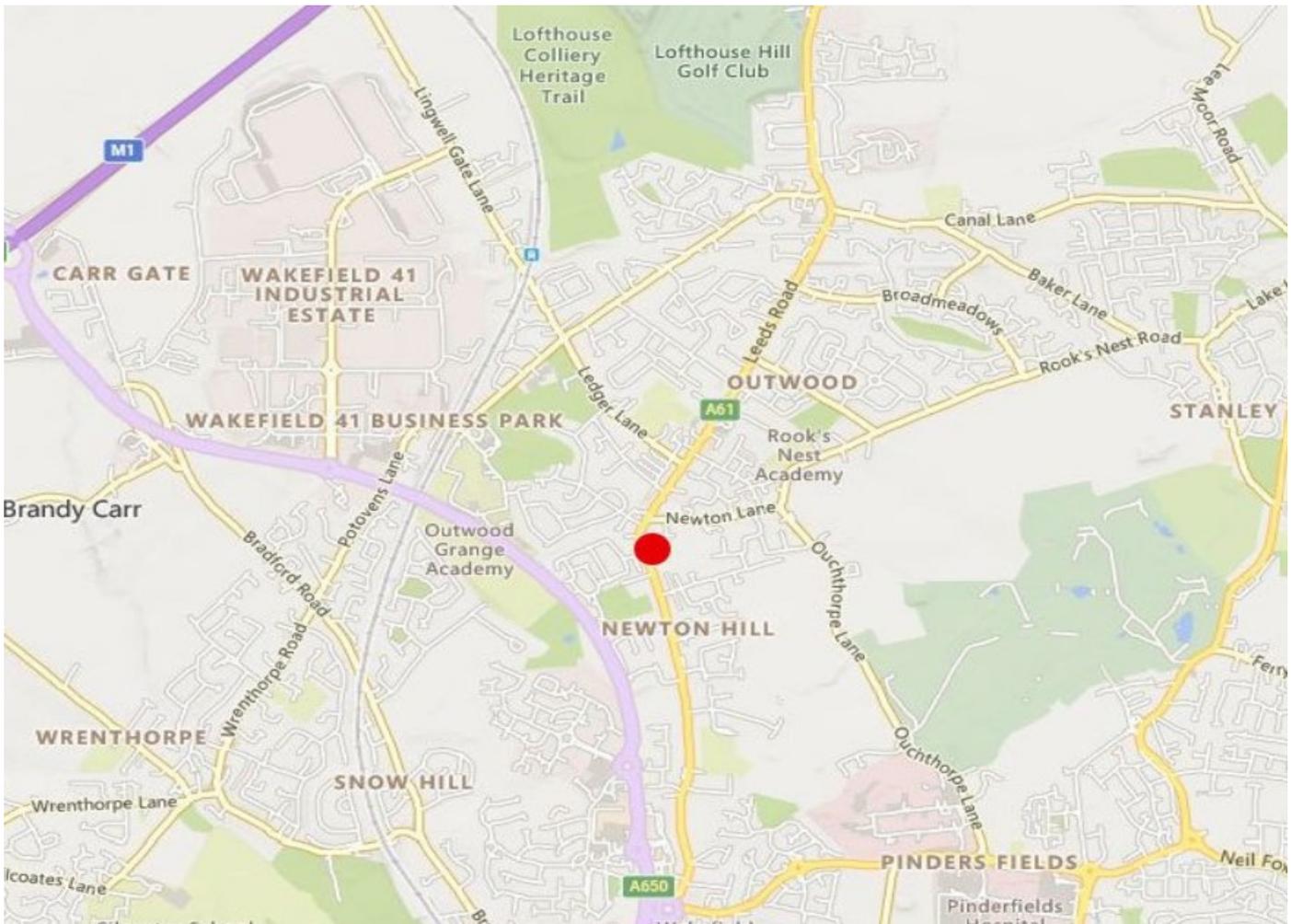
- 232 Sq Ft (21.55 Sq M)
- May suit a variety of users
- Well presented throughout
- 2 x office suites
- Main road frontage
- Well presented
- Wc facilities

## DESCRIPTION

This is a superb first floor space which could be utilised for a variety of uses. These may include office, studio space, beauty salon or clinic to name but a few. The accommodation benefits from main road frontage and includes 2 x offices and Wc facilities.

## LOCATION

The property occupies a most visible trading position fronting directly onto the A642 Leeds Road. The property is ideally situated for Wakefield city centre, Junction 41 of the M1 motorway and Leeds.



## ACCOMODATION

First Floor:

Front office- 144 sq ft

Rear office- 88 sq ft

**Total FF- 232 sq ft (21.5 sq m)**

Plus WC

## SUMMARY

<b>RENT</b>	£6,000 per annum. The first months rent is payable upon legal completion.
<b>LEASE TERM</b>	Full Repairing and Insuring Basis.
<b>RATEABLE VALUE</b>	£4,050
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>BOND</b>	Equivalent of 2 months rent
<b>BUILDINGS INSURANCE</b>	To be confirmed
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	E-113

## VIEWINGS & FURTHER INFORMATION



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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 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.

