

SPACIOUS SELF CONTAINED  
COMMERCIAL SPACE

**TO LET**

**Vickers**  
carnley



The Factory, Wakefield Exchange, Union Street, Wakefield, WF1 3AD



- 4,904 Sq Ft (455.58Sq M)
- Flexible open plan space
- Suitable for a variety of uses
- Excellent town centre location
- Next door to Wakefield Bus Station
- Opposite Trinity Shopping Centre
- Part of the Wakefield Exchange Hub
- Wc and Kitchen facilities

## DESCRIPTION

The Factory offers spacious open plan flexible space located on the ground floor of Wakefield Exchange with access directly onto Union Street and next door to the entrance of Wakefield Bus Station. The factory is self contained including Wc facilities, kitchen and meeting rooms.

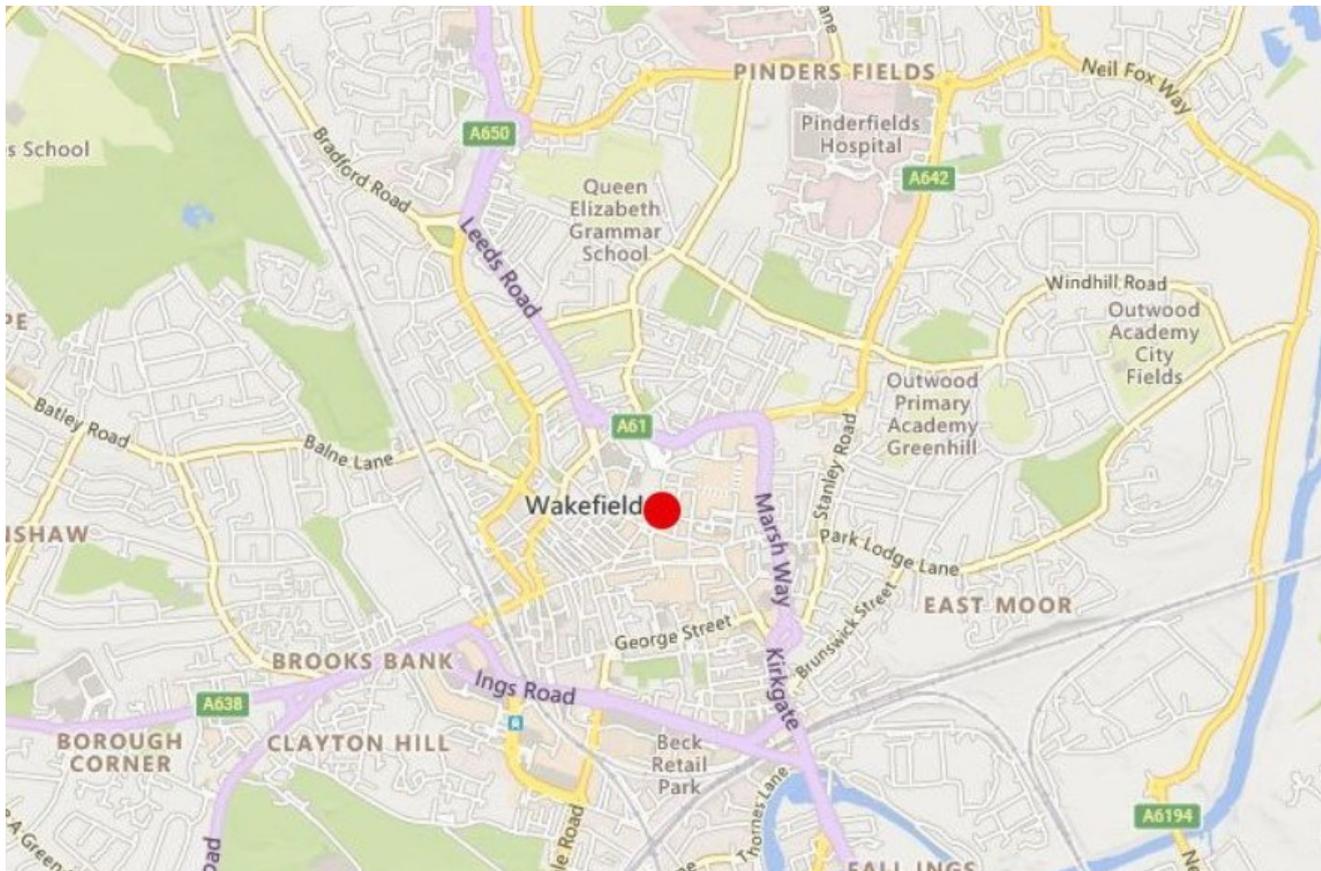
The property is part of the Wakefield Exchange building which provides a creative hub of retail and event space including live events, street food vendors, meeting rooms and on site bar and brewery.

The property is well positioned and benefits from ample passing trade from The Bull Ring, Wakefield Bus Station and Trinity Shopping Centre located directly opposite.

The unit would prove ideal for a number of uses including studio space, retail, offices, clinic to name but a few subject to planning. The property is offered by way of a new 3 year lease outside of the Landlord and Tenant Act 1954. Longer leases are negotiable.

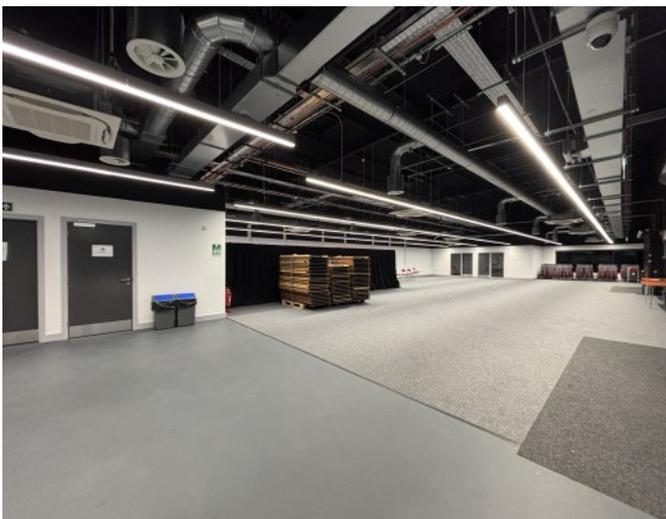
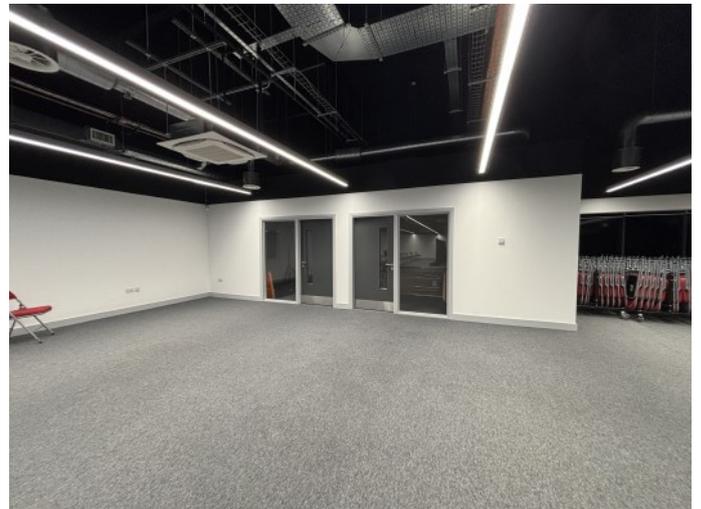
## LOCATION

Wakefield Exchange is located in the heart of Wakefield City Centre. The property is located next to Wakefield Bus Station and directly opposite Trinity shopping centre. The bus station offers extensive bus services into the city. Excellent rail links from Wakefield Westgate and Wakefield Kirkgate take you to Leeds in 15 minutes and London in just 2 hours.



## ACCOMODATION

Gross Internal Measurement 4,904 Sq Ft (455.8 Sq M)



## SUMMARY

<b>RENT</b>	£29,680 Per Annum
<b>LEASE</b>	Effective Full Repairing and Insuring lease by way of a service charge.
<b>RATEABLE VALUE</b>	TBC
<b>SERVICE CHARGE</b>	Approx £12,100.00 per annum.
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Tenant to be responsible for the landlords legal and surveyor fees.
<b>EPC</b>	TBC

## VIEWINGS & FURTHER ENQUIRIES

	<b>Lee Carnley</b> 01924 291500 lee.carnley@vickerscarnley.co.uk
	<b>Isobel Smith</b> 01924 291500 isobel.smith@vickerscarnley.co.uk



## 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 July 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.