

CITY CENTRE OFFICES TO LET



Second Floor, Left, Holdsworth House, Wood Street Wakefield, WF1 2EL



- 1,015 sq ft (94 sq m)
- Fully carpeted with suspended ceiling
- Inset lighting
- Shared Wc facilities
- Centrally heated
- Convenient for city centre amenities
- Easy access to motorway network

DESCRIPTION

The accommodation is to be found at second floor level within a three storey brick built building known as Holdsworth House.

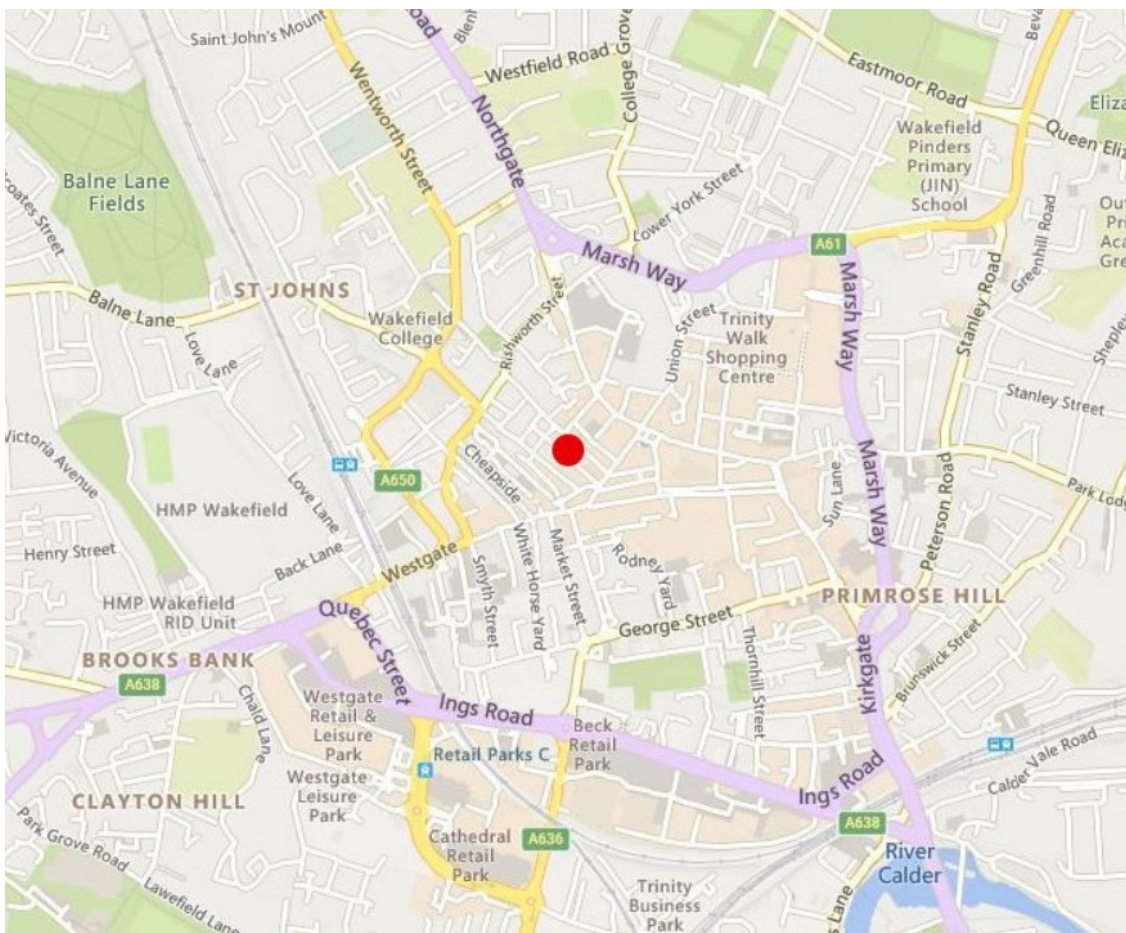
The premises comprises of 4 offices and store with staff kitchen facilities. The rooms provide fully carpeted space with suspended ceilings and inset lighting. Heating is by way of an independent gas combi-boiler.

LOCATION

Holdsworth House is situated fronting directly on to Wood Street in the heart of Wakefield's professional district.

Wood Street is also home to a number of landmark buildings including the Town Hall, the County Hall and the Police station.

Wood Street is less than 3 miles east of the M1 motorway and less than 4 miles from its intersection with the M62 motorway giving excellent communication in all directions. Westgate Railway Station is just a short walk and operates an intercity 125 service with travel to London's Kings Cross in under 2 hours.



ACCOMODATION

Entrance lobby/reception - 9ft 10in x 13ft 1in = 129 sq ft

Office 1- 29ft 9in x 19ft 8in (9ft x 4ft 4in & 7ft 8in x 11ft 6in) = 458 Sq Ft

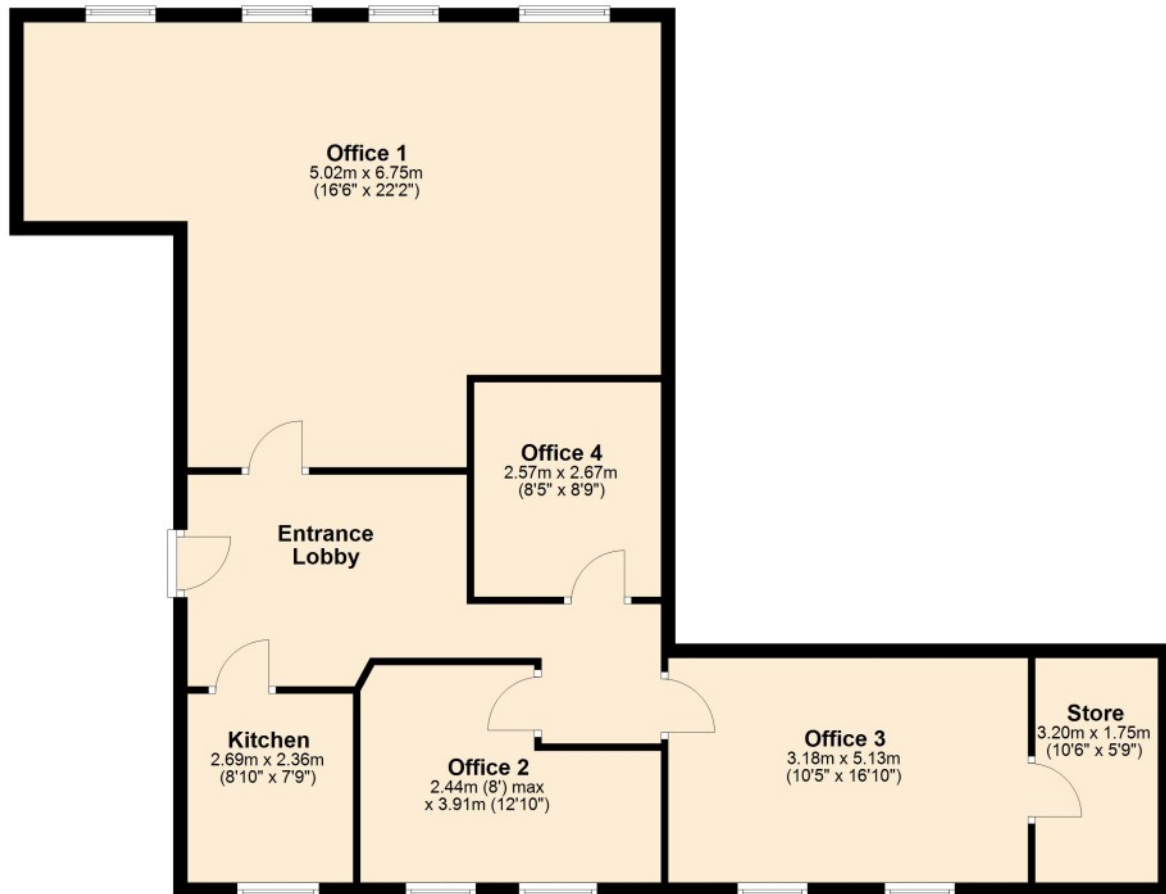
Office 2-10ft 2in x 12ft 10in (4ft x 4ft 8in) = 111 sq ft

Office 3- 10ft 5in x 16ft 10in = 175 sq ft

Office 4 - 8ft 9in x 8ft 5in = 74 sq ft

Kitchen - 7ft 9in x 8ft 10in = 68 sq ft

Net internal area- 1,015 Sq Ft (94.29 Sq M)



Total area: approx. 110.5 sq. metres (1189.7 sq. feet)

SUMMARY

RENT	£13,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£9,500
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	TBC



VIEWINGS & FURTHER ENQUIRIES



Lee Carnley

01924 291500

lee.carnley@vickerscarnley.co.uk



Isobel Smith

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 created April 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.