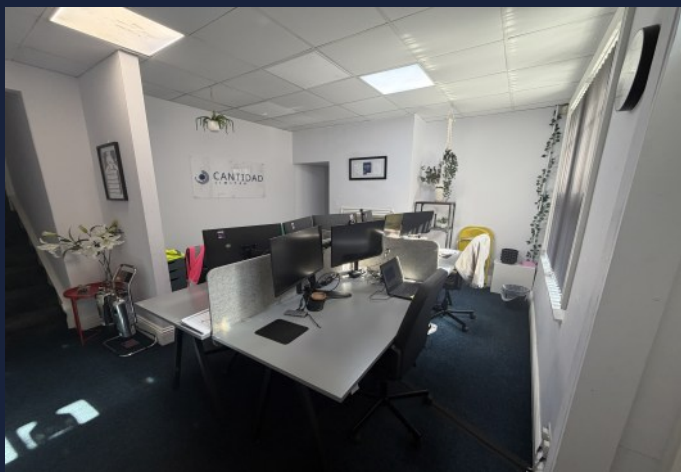


CITY CENTRE OFFICE TO LET



20 King Street, Wakefield, WF1 2SR



- 571 sq ft (53 sq m)
- Very well presented
- Gas central heating
- Door entry system
- May suit other uses
- Convenient for both bus and railway stations

DESCRIPTION

This is an excellent opportunity to acquire a city centre office in the heart of Wakefield.

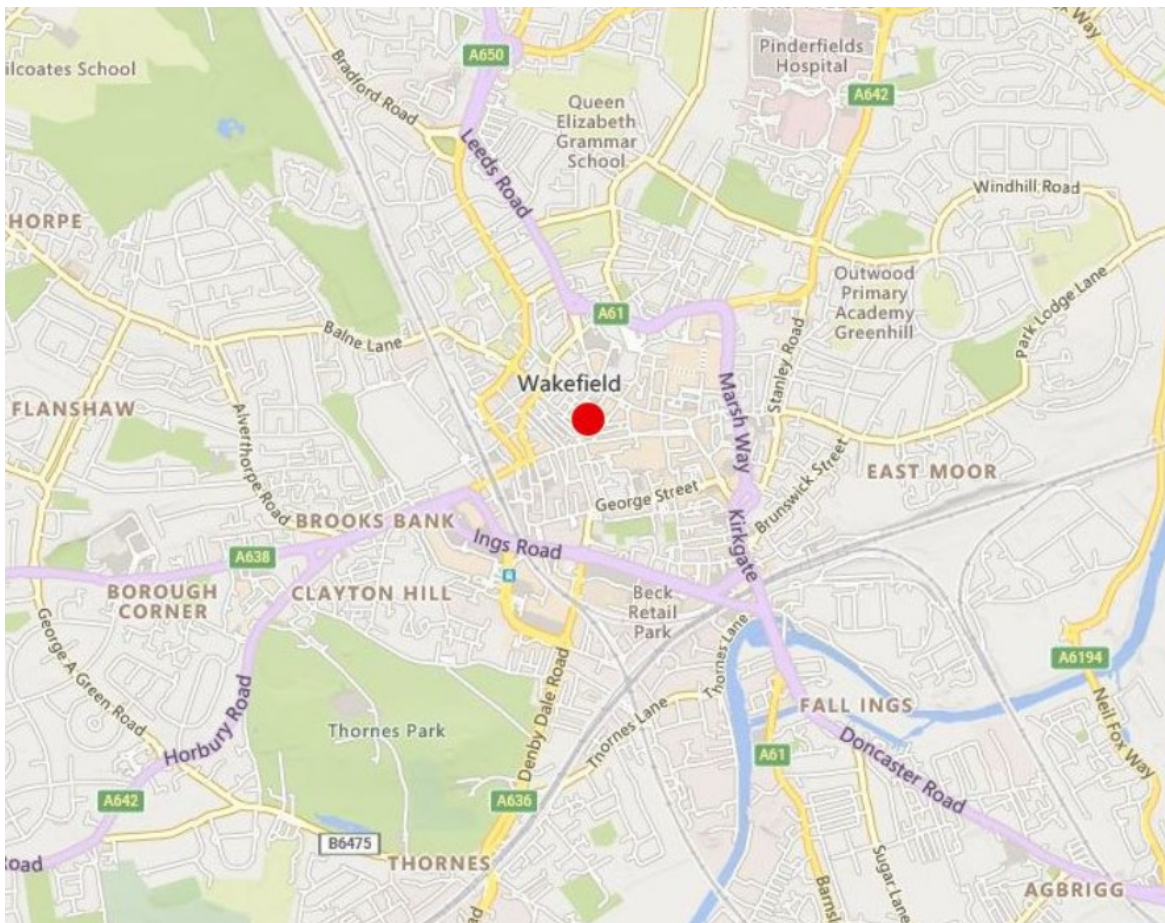
The ground floor has a good sized studio/reception with a private space and a similar layout at first floor with additional kitchen and toilet facilities.

The space is well presented being decorated to a good standard. There is gas central heating along with a door entry system.

LOCATION

The property is situated on King Street, one of the cities most well known addresses. Being convenient not only for the professional business district but just a short walk from the cities main retail areas.

Wakefield is well served by the bus and rail network with both stations just a few minutes walk away.



ACCOMMODATION

Total net internal area = 571 sq ft (Includes kitchen and Wc facilities)

SUMMARY

RENT	£7,800 per annum
LEASE	Full Repairing and Insuring basis.
BOND	The tenant is to lodge the equivalent of 1 months rent to act as a bond.
RATEABLE VALUE	£6,300
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-125

VIEWINGS & FURTHER ENQUIRIES



Lee Carnley

01924 291500

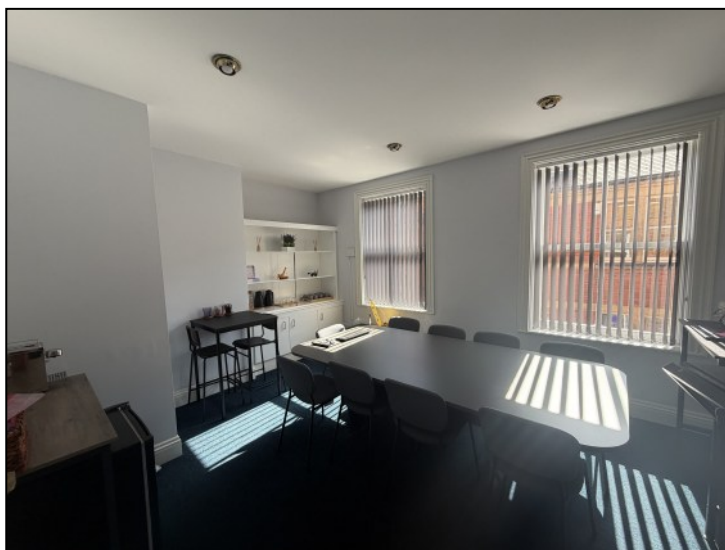
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GENERAL INFORMATION

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 April 2026 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.