

GRADE II LISTED GEORGIAN
GROUND FLOOR OFFICE
TO LET



35 GEORGE STREET, WAKEFIELD, WF1 1LR



- 756 sq ft (70 sq m)
- Available on flexible terms
- 4 car parking spaces
- Close to the main retail areas
- Convenient for J39 & J41 of the M1 Motorway
- Bus and Railway stations just a short walk away

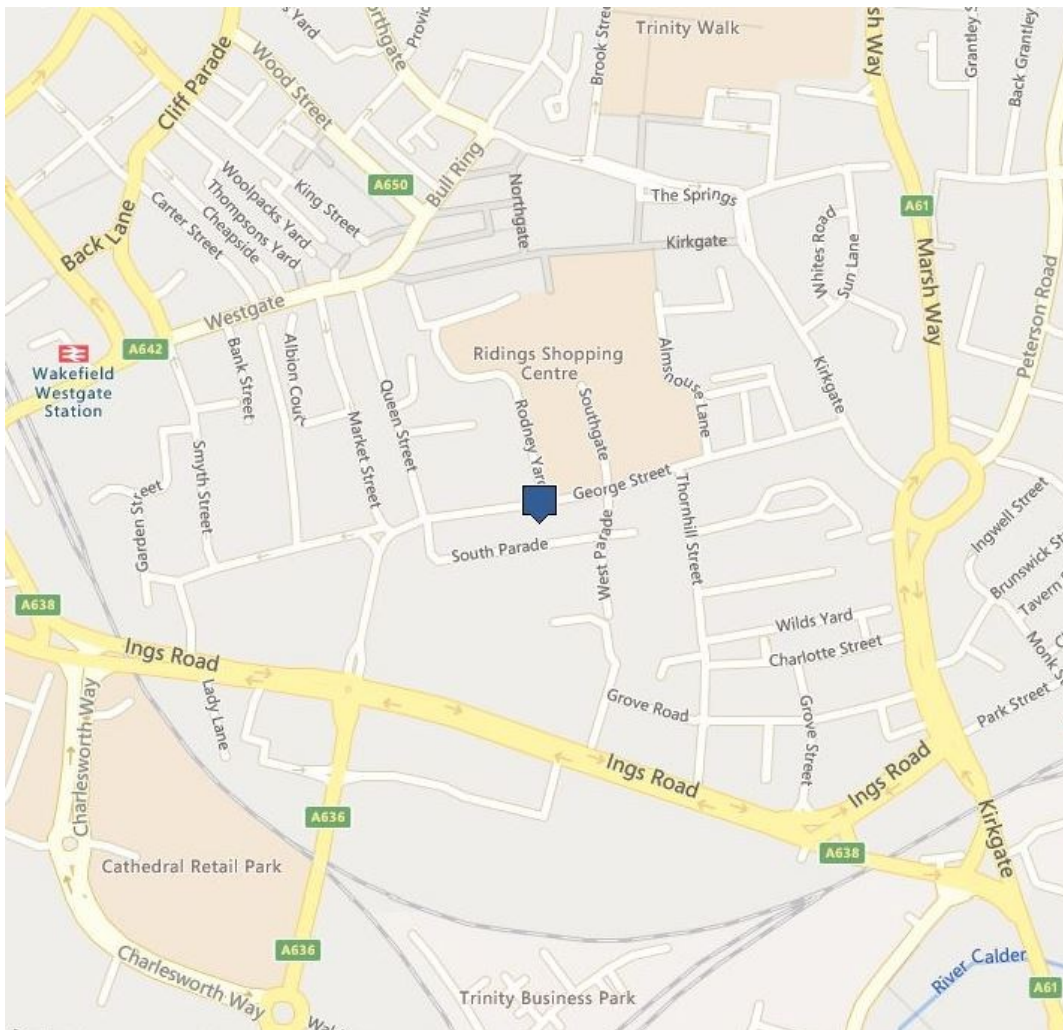
DESCRIPTION

If style and functionality matter along with having a need for convenient car parking then this prestigious terrace would make an ideal location for any business user.

The premises are offered on flexible terms and will therefore suit a growing business or anyone requiring flexibility. The suite is open plan and located on the ground floor of the property.

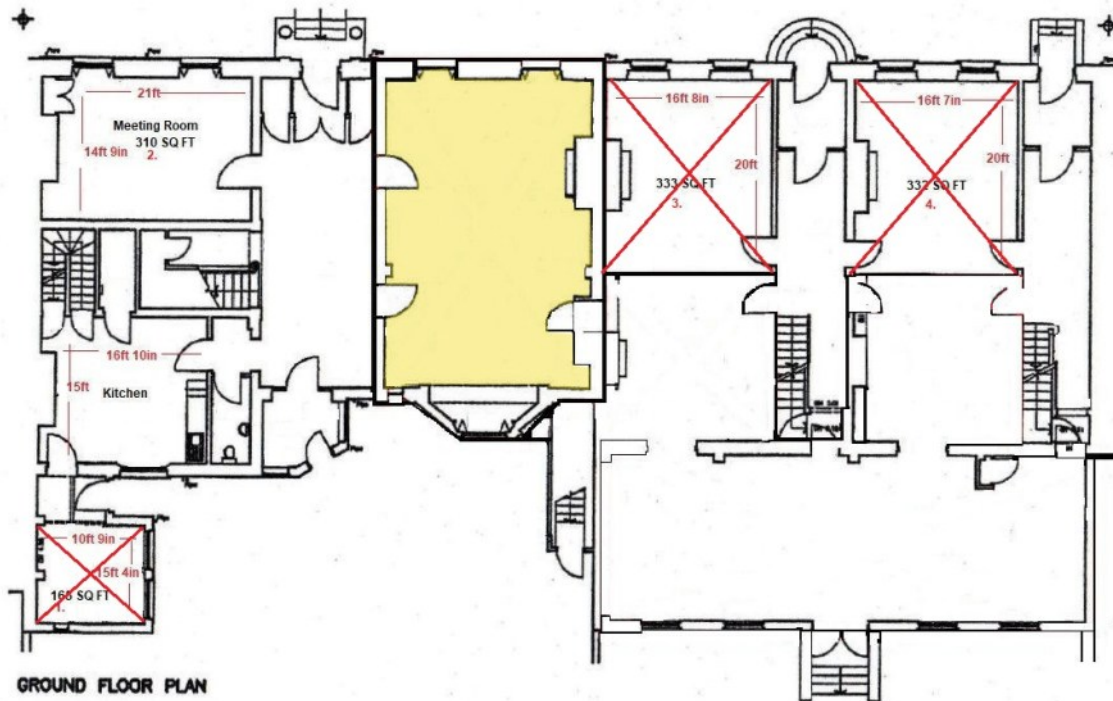
LOCATION

The property is situated in the heart of Wakefield City Centre, to the rear of The Ridings Shopping Centre. Junctions 39 and 40 of the M1 Motorway are just a short drive away.

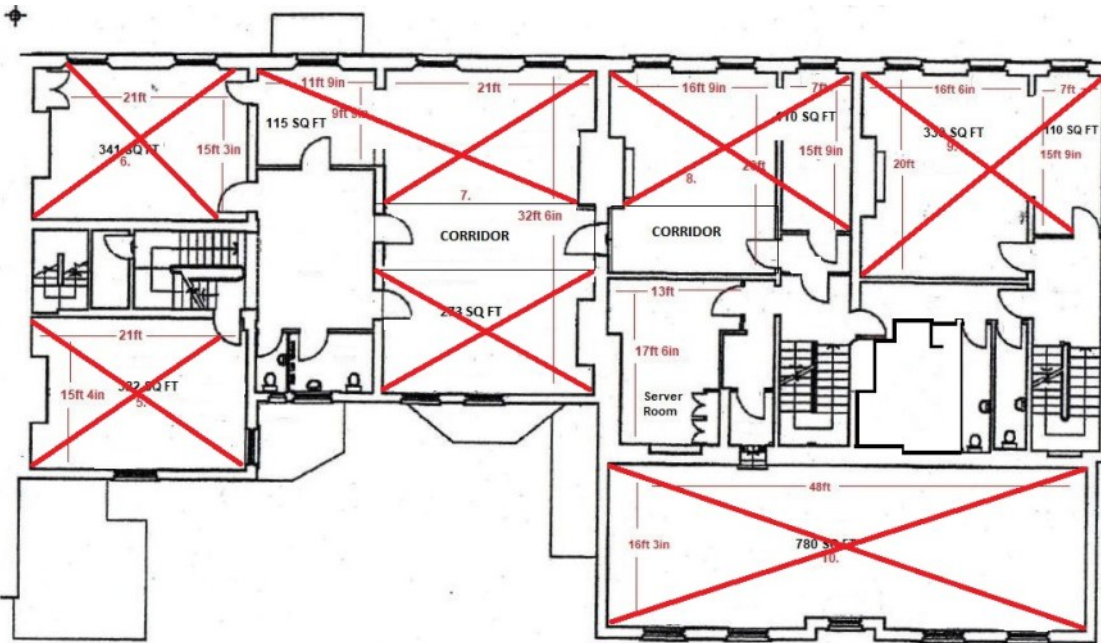


ACCOMMODATION

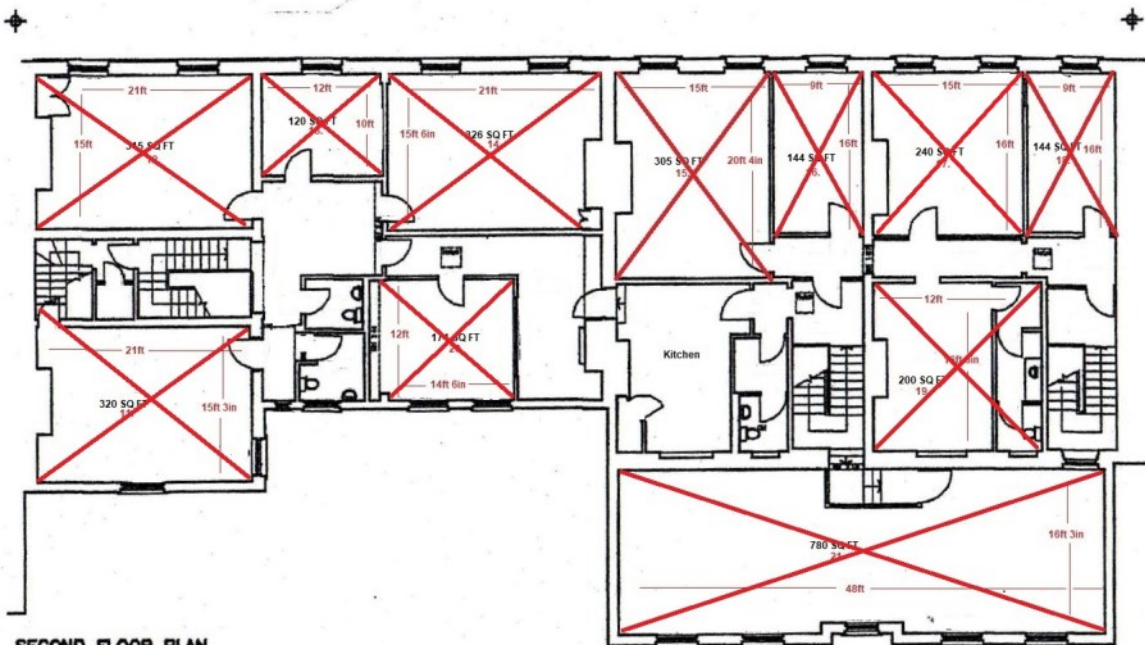
Total net internal area = 756 sq ft (70sq m)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SUMMARY

SIZE	756 sq ft (70 sq m)
RENT	£1,000 per calendar month.
LEASE	Flexible short term agreement exclusive of rates, service charge and VAT.
SERVICE CHARGE	A service charge is levied at 20% of the annual rent. This includes the cost of management, buildings insurance, utilities, broadband and maintenance for the common area i.e. heating, lighting and cleaning.
BOND	The tenant is to lodge the equivalent of 2 months rent to act as a bond.
RATEABLE VALUE	Separately assessed.
SMALL BUSINESS RATES RELIEF	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-113

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 created May 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.