

# SELF CONTAINED PERIOD OFFICE FOR SALE / MAY LET



## 6-8 Bond Terrace, Wakefield, WF1 2HW



- 3,487 sq ft (324 sq m)
- Vacant possession
- Grade II listed
- Prominent corner position next to Hill's Yard development
- Impressive gable-end mural
- 4-5 car parking spaces
- Suitable for alternative uses including residential conversion/healthcare provision

## DESCRIPTION

6-8 Bond Terrace is a grade II listed end-terrace building arranged over four floors, recently partly refurbished by Rushbond and most recently used as sales and administration offices for the Wood Street development.

The property benefits from two principal entrances, rear access, gas central heating, and a private car park providing approximately 4-5 car parking spaces. An eye-catching mural on the gable elevation was approved under planning consent in November 2024.

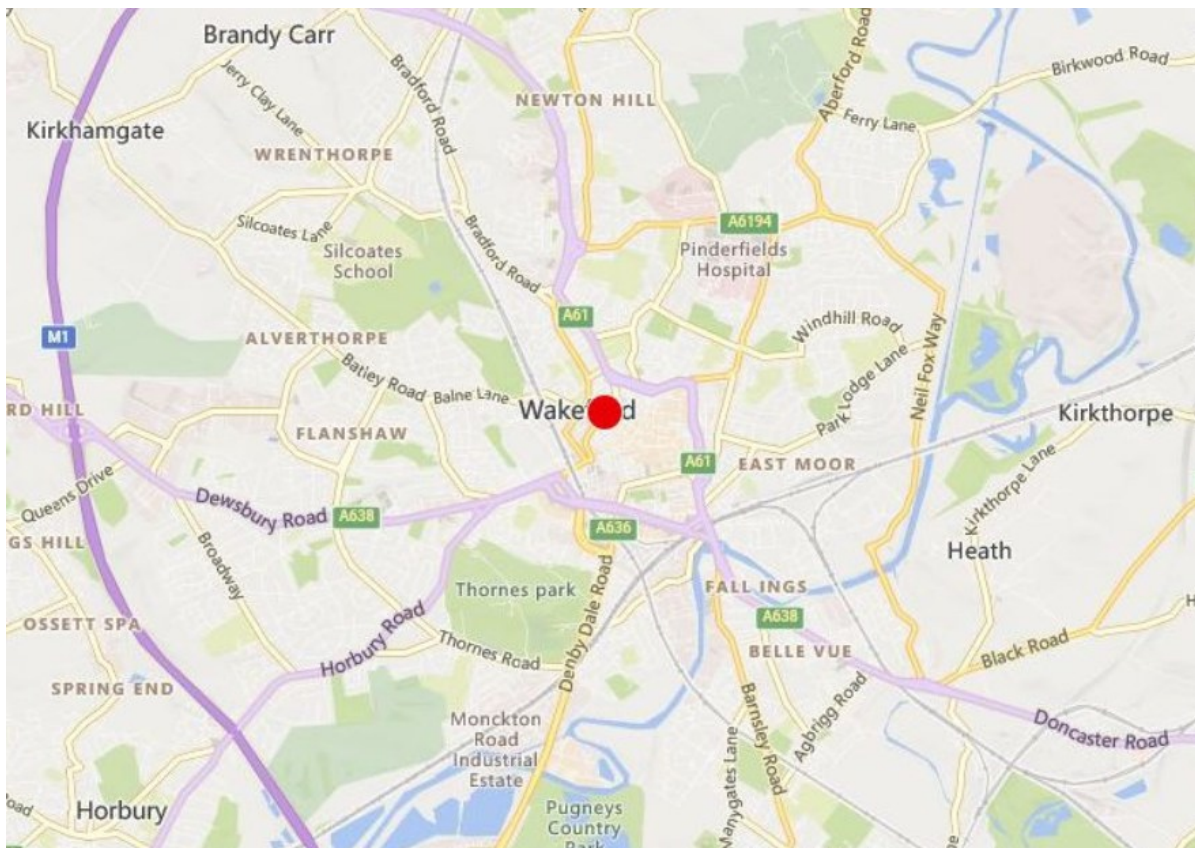
The ground floor has been refurbished to a high standard, featuring new carpeting, a modern fitted kitchen, upgraded decor, and LED lighting. The remaining floors offer characterful office accommodation with scope for further enhancement, including eight cellular offices across the first

## LOCATION

The property occupies a prominent corner position at the junction of Bond Terrace and Gills Yard, in the heart of Wakefield city centre, overlooking Wakefield Cenotaph. The statue of Queen Victoria is situated directly in front of the building, enhancing its landmark setting.

The surrounding area comprises a mix of commercial, civic, and leisure uses, with occupiers and amenities including the Wakefield Safeguarding Children Partnership, Wakefield Library, Wakefield Museum and Wakefield Town Hall all within close proximity.

Wakefield Westgate railway station is located within a short walking distance, providing regular direct services to Leeds, London and other key regional destinations.



## ACCOMODATION

Lower ground floor - 887 sq ft (82 sq m)

Ground floor - 855 sq ft (79 sq m)

First floor - 861 sq ft (80 sq m)

Second floor - 861 sq ft (80 sq m)

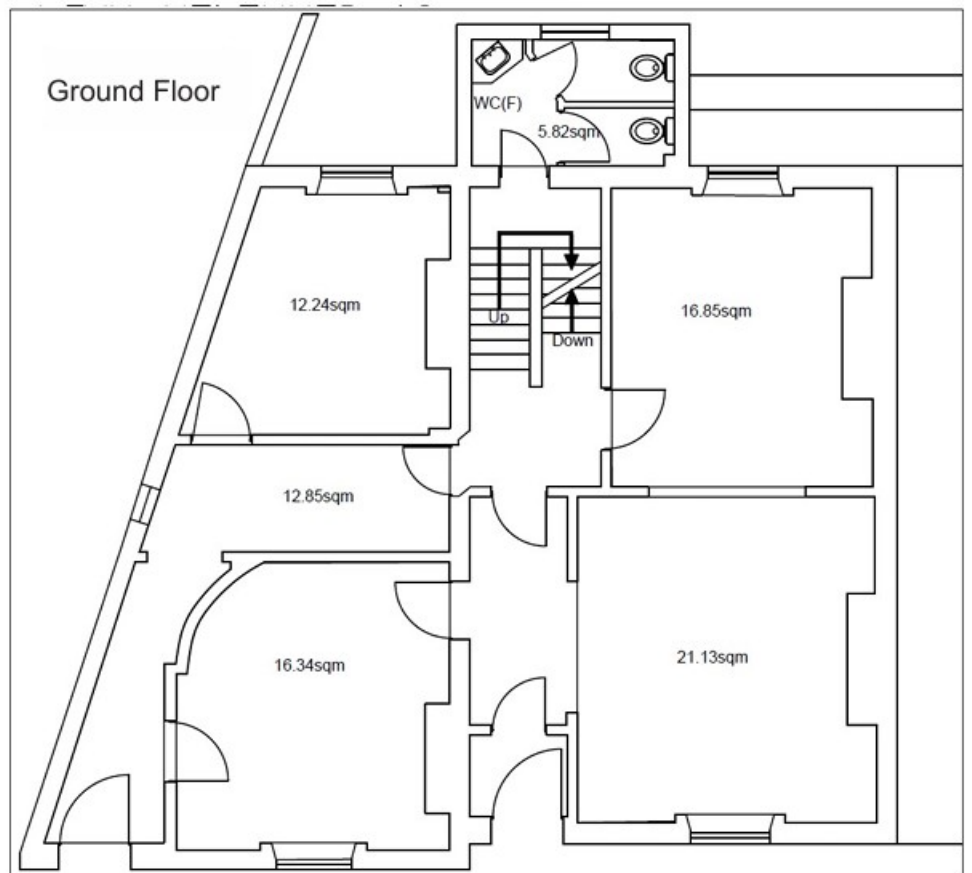
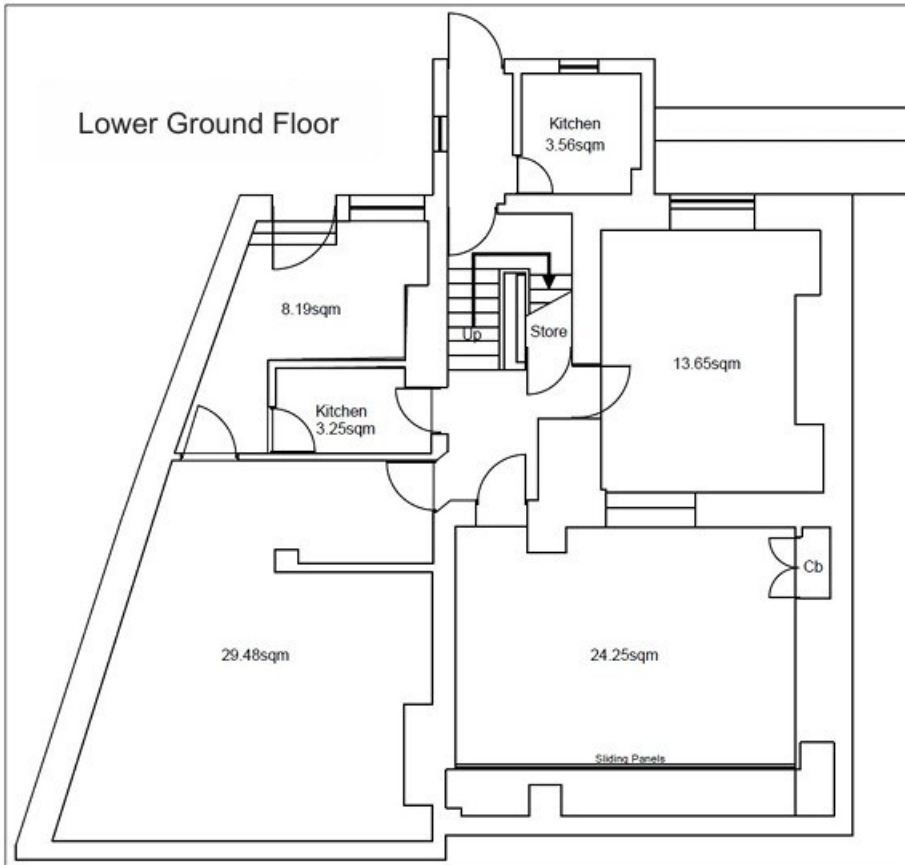
**Total net internal area = 3,487 sq ft (324 sq m)**

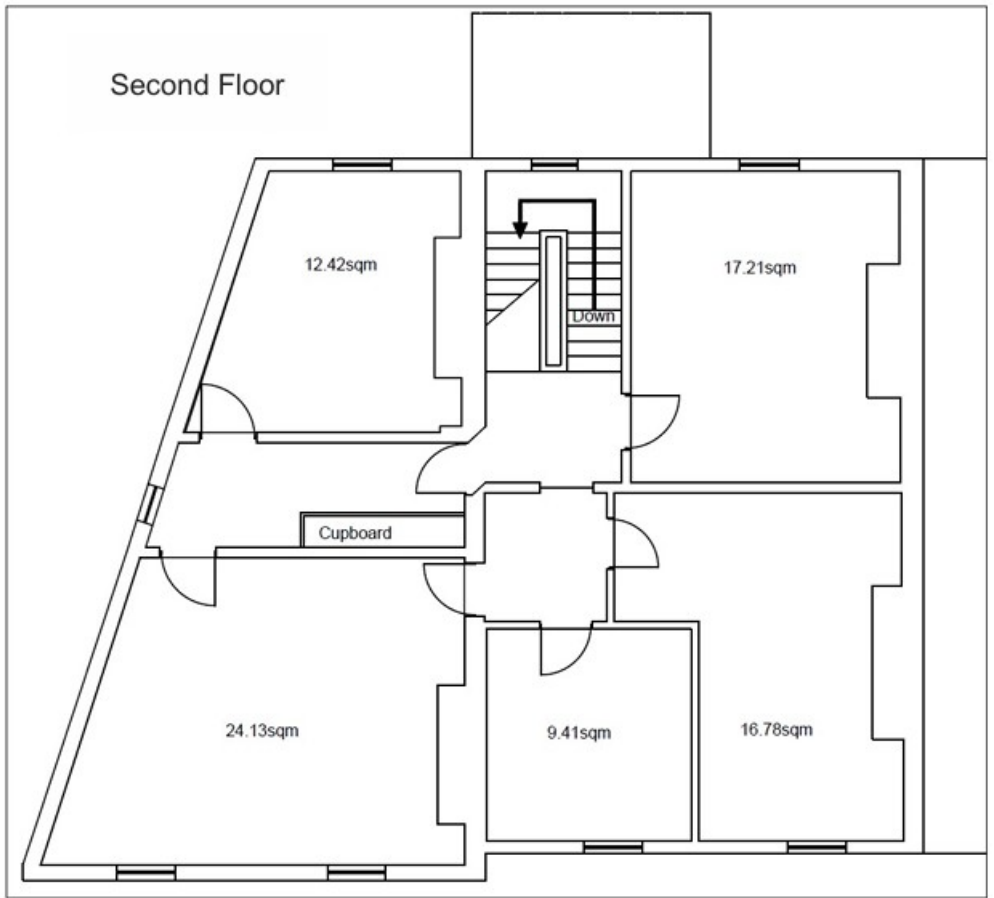
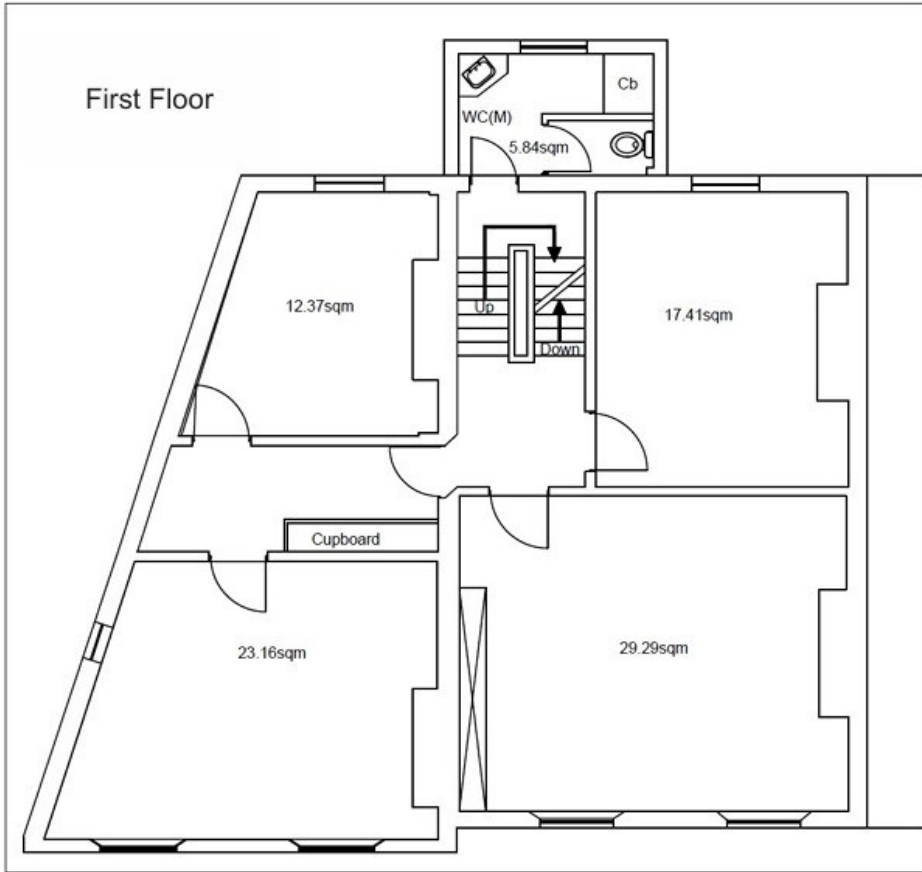


## SUMMARY

<b>RENT</b>	£40,000 per annum
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>PRICE</b>	£485,000
<b>RATEABLE VALUE</b>	£22,250
<b>SMALL BUSINESS RATES RELIEF</b>	Not applicable. For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	E-117

# FLOOR PLANS







**REAR CAR PARKING AREA**

## **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 updated June 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.