

MODERN OFFICE SUITE TO LET



Suite 1, Admiral House, Thornes Lane, Wakefield, WF2 7QX



- 300 sq ft (28 sq m)
- Additional space available
- Conveniently located
- May suit health and fitness business
- Kitchen and Wc facilities
- On site car parking
- Flexible terms

DESCRIPTION

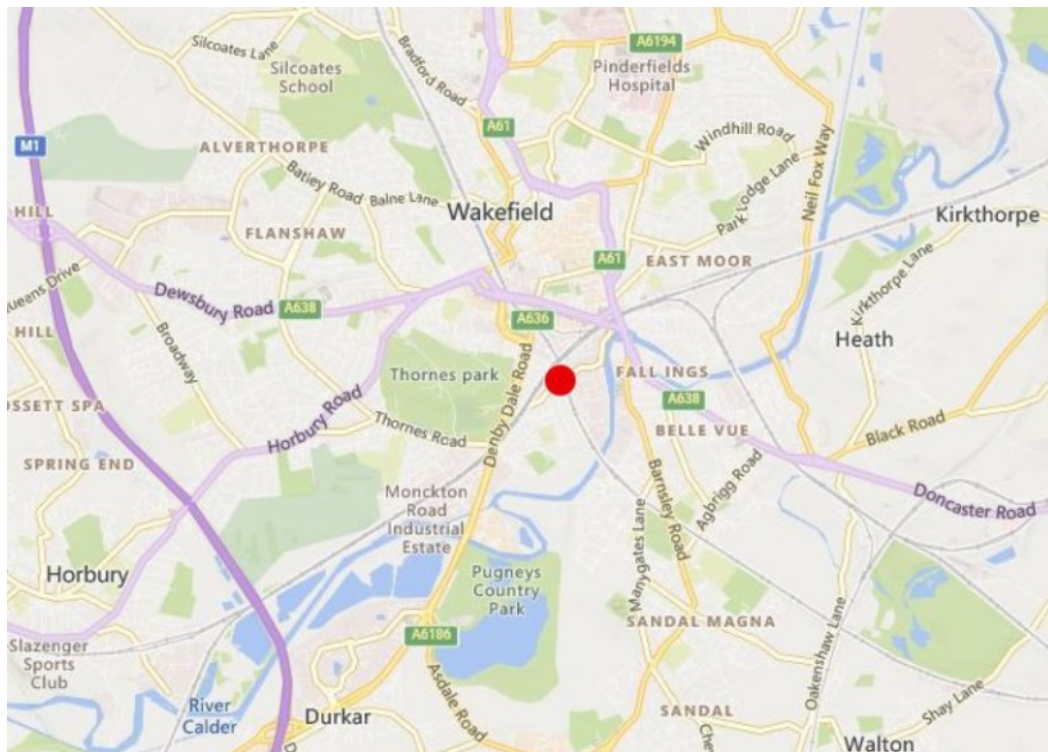
This is a modern office building conveniently located on Thornes Lane offering various sized rooms which would of course suit office users but could prove ideal for alternative uses which might include, health/wellbeing operator or a small beauty business.

The premises are well presented and offer male and female toilet facilities along with kitchen areas. Externally, there is an excellent shared car park.

Each suite is offered by way of a minimum 6 month term, the first months rent plus a 2 month rental bond is payable upon completion.

LOCATION

The property is situated in one of the most convenient locations in Wakefield fronting directly onto Thornes Lane being accessible not only for Junction 39 of the M1 motorway and the city centre making this an ideal location.

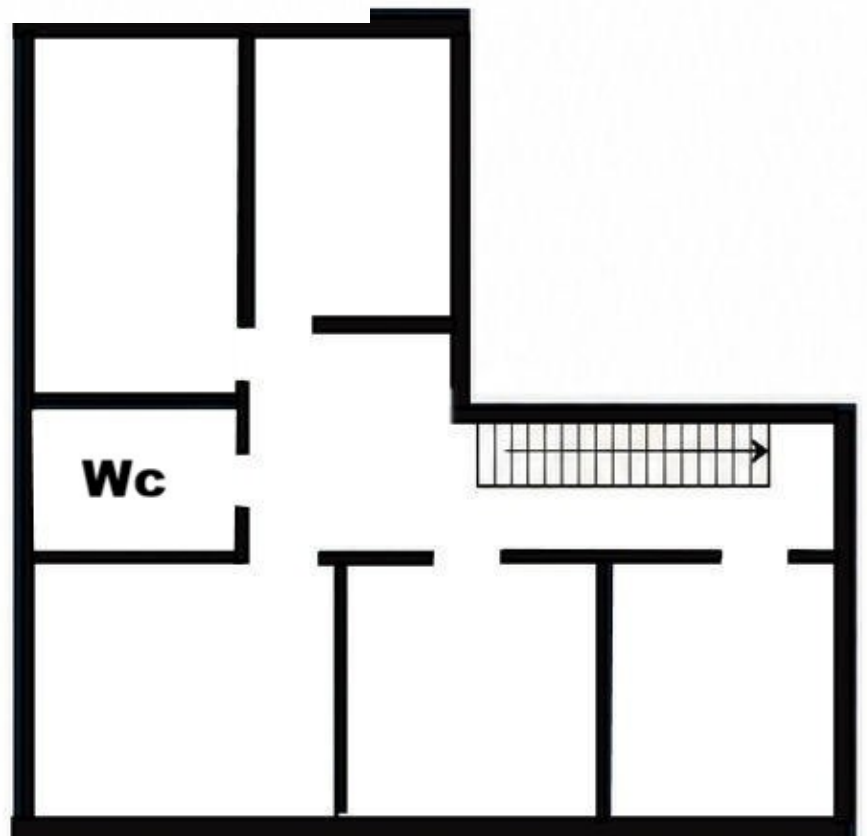
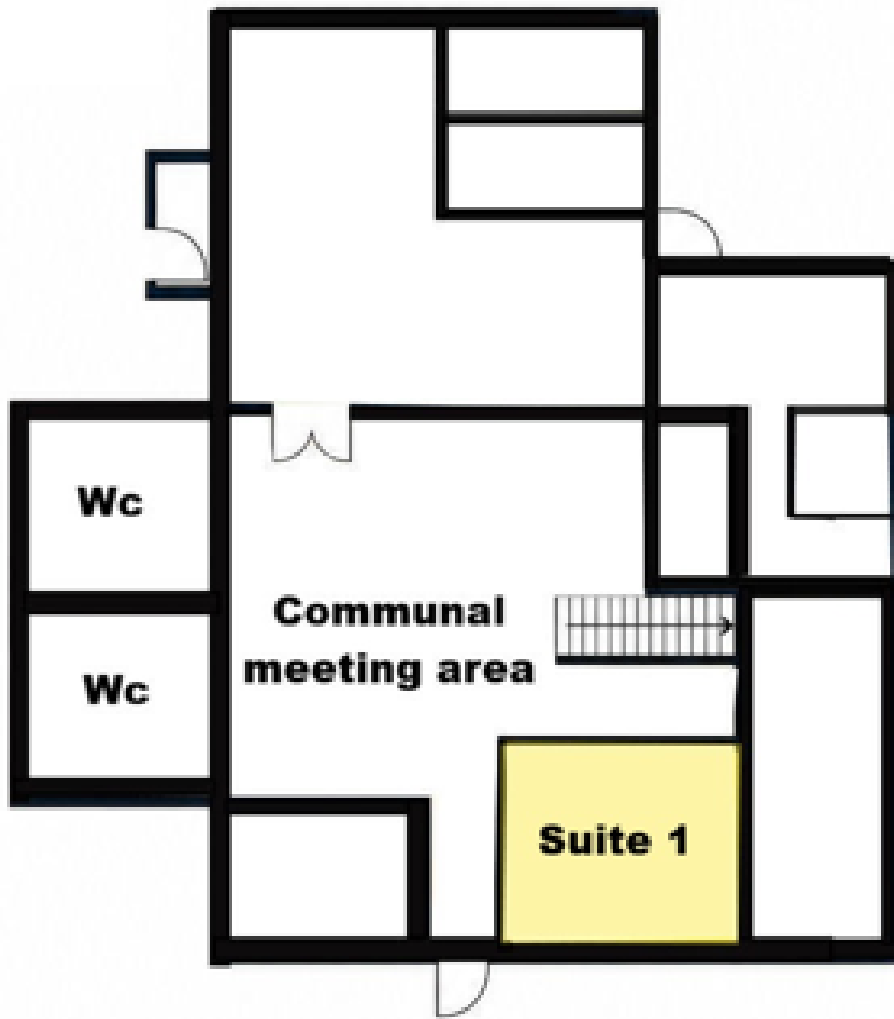


ACCOMODATION

Suite 1 - 23ft 10in x 12ft 7in

Total net internal area = 300 sq ft (28 sq m)

FLOOR PLAN



SUMMARY

RENT	£50.00 per week.
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	Included within service charge.
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
SERVICE CHARGE	A service charge will fall due to include all utilities, rates and repairing liability.
VAT	TBC
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assessment.

VIEWINGS & FURTHER ENQUIRIES

	<p>Isobel Smith 01924 291500 isobel.smith@vickerscarnley.co.uk</p>
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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.