

STUDIO/WORKSHOP TO LET WITH CAR PARKING



The Studio, Queens Court, Queen Street, Wakefield, WF1 1LE



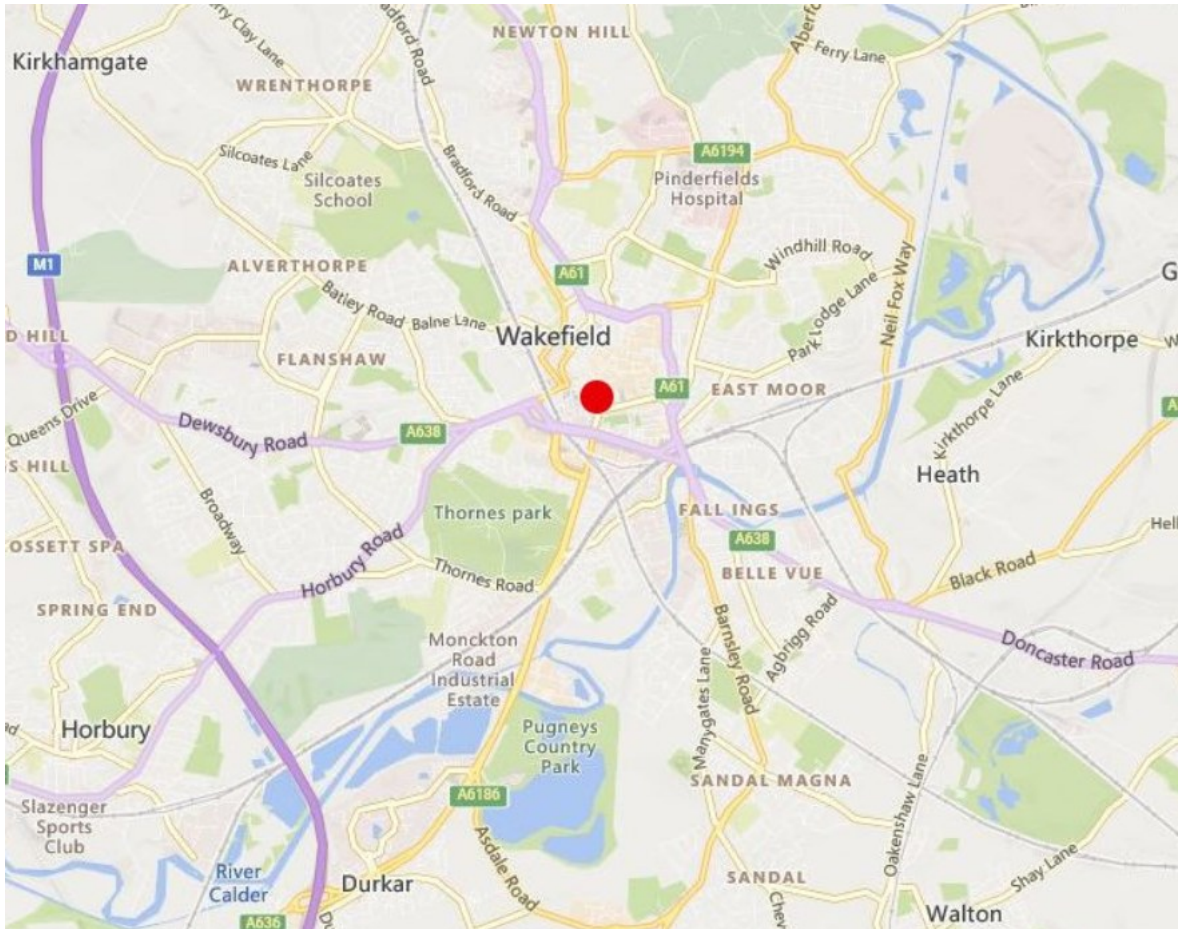
- 1,182 sq ft (110 sq ft)
- City centre location
- Open plan space
- Very secure
- Wc facilities
- 3 car parking spaces

DESCRIPTION

This is a newly created studio/workshop space which the landlord is willing to adapt to a specific users needs. The space is open plan with a kitchenette and Wc facilities off. Externally, there are three car parking spaces.

LOCATION

The property occupies an excellent trading position close to the city centre yet convenient for Junction 39 of the M1 motorway making this an excellent trading location.



ACCOMMODATION

22ft x 16ft 5in = 363 sq ft

31ft 6in x 26ft 2in = 819 sq ft

Total net internal area = 1,182 sq ft (plus Wc and kitchenette)

SUMMARY

RENT	£8,500 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	Awaiting assessment.
SMALL BUSINESS RATES RELIEF	To be confirmed. 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	TBC

VIEWINGS & FURTHER INFORMATION

	<p>Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk</p>
	<p>Isobel Smith 01924 291500 isobel.smith@vickerscarnley.co.uk</p>

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 July 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.