GROUND FLOOR SHOWROOM / OFFICES

TO LET



Ashby House, Grantley Way, Wakefield, WF1 4PY



- 546 Sq Ft (50.72 Sq M)
- £7,800 per annum
- Excellent glass frontage
- Would suit a variety of uses
- Private and general office space
- Convenient for city centre amenities
- Easy access to motorway network
- Wc and kitchen facilities

vickerscarnley.co.uk
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01924 291500

DESCRIPTION

This is a very well presented ground floor office property situated on the fringe of Wakefield city centre.

The front of the building has a modern glass shop front style entrance with ample space for prominent signage.

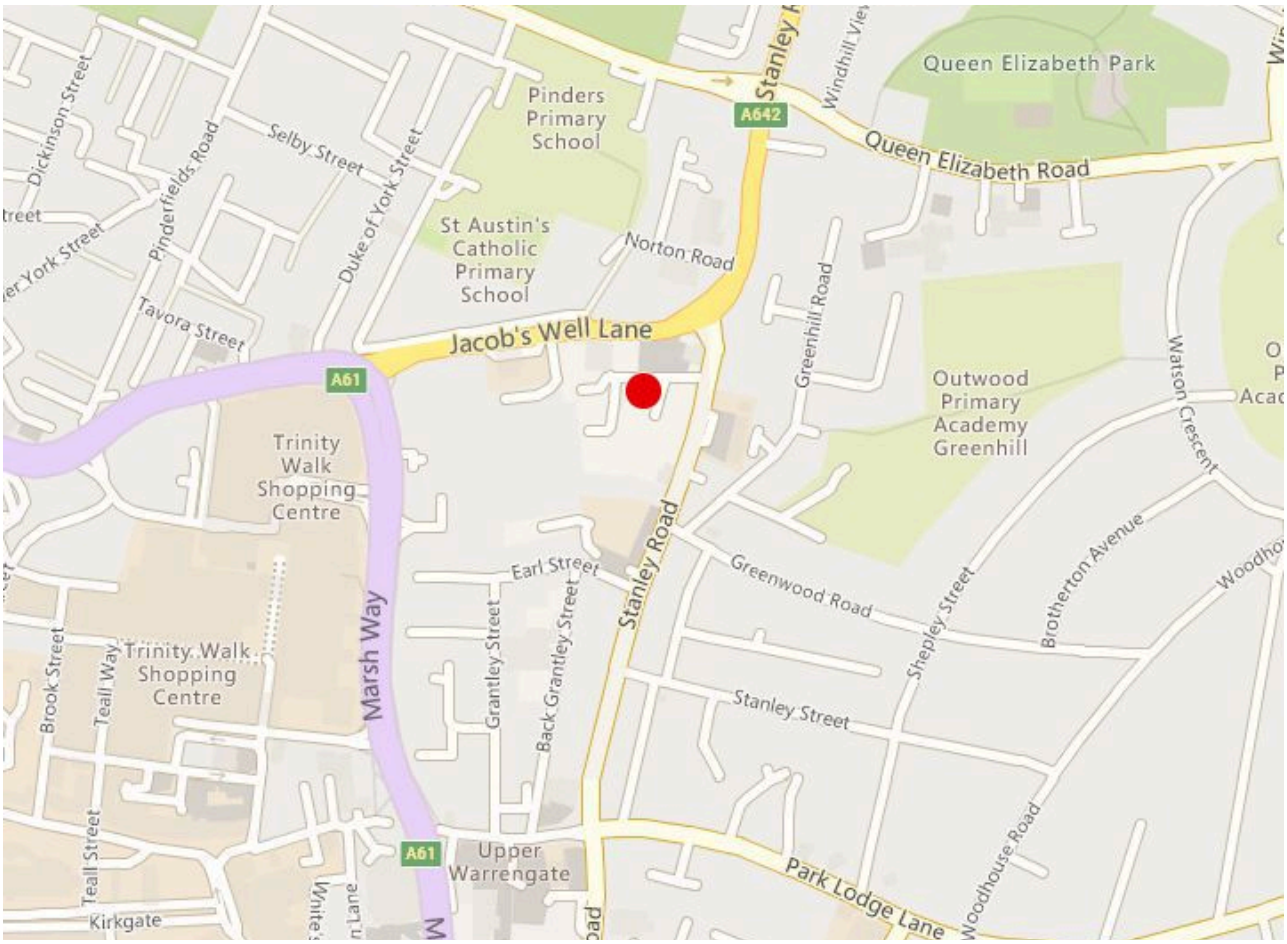
Internally the accommodation is divided into an open plan glass fronted showroom/office with private office and store. Shared kitchen facilities and male/female toilets.

Whilst the property has recently been used as offices it would lend itself to a variety of other uses including beauty rooms, dental practice, vets surgery and other subject to planning.

Please note, the landlords occupy a single office within the ground floor once a week and so the property is shared access via the front door.

LOCATION

Ashby House situated on Grantley Way just off Jacobs Well Lane and Stanley Road on the fringe of Wakefield city centre. This area is well known for a variety of trade counter operators. This location is convenient for the city centre amenities and has excellent access to both the M1 and M62 motorways.



ACCOMMODATION

Showroom/Office 1- 13ft 6in x 31ft (-36sqft) = 383 Sq Ft
Office 2- 16ft x 8ft 9in = 141 Sq Ft
Store - 2ft 7in x 8ft 6in = 22 Sq Ft

Plus kitchen and Wc facilities

SUMMARY

RENT	£7,800 per annum
LEASE	The property is by way of an internal repairing lease on flexible terms.
RATEABLE VALUE	To be confirmed.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-98

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 November 2027 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.