

**PRESTIGIOUS HIGH QUALITY  
OFFICE ACCOMMODATION  
TO LET**



**1,357 SQFT (126.07 SQM)**

**SUITE 11 THIRD FLOOR  
BULLRING HOUSE  
NORTHGATE  
WAKEFIELD  
WF1 3BJ**

Crown Court, Wakefield, West Yorkshire **WF1 2SS**

**Telephone 01924 291500** Email [wakefield@vickerscarnley.co.uk](mailto:wakefield@vickerscarnley.co.uk)

Vickers Carnley is the trading name of Vickers Carnley Ltd. Company No. 07469296 (England)

[www.vickerscarnley.co.uk](http://www.vickerscarnley.co.uk)  
**Tel. 01924 291500**

## **DESCRIPTION**

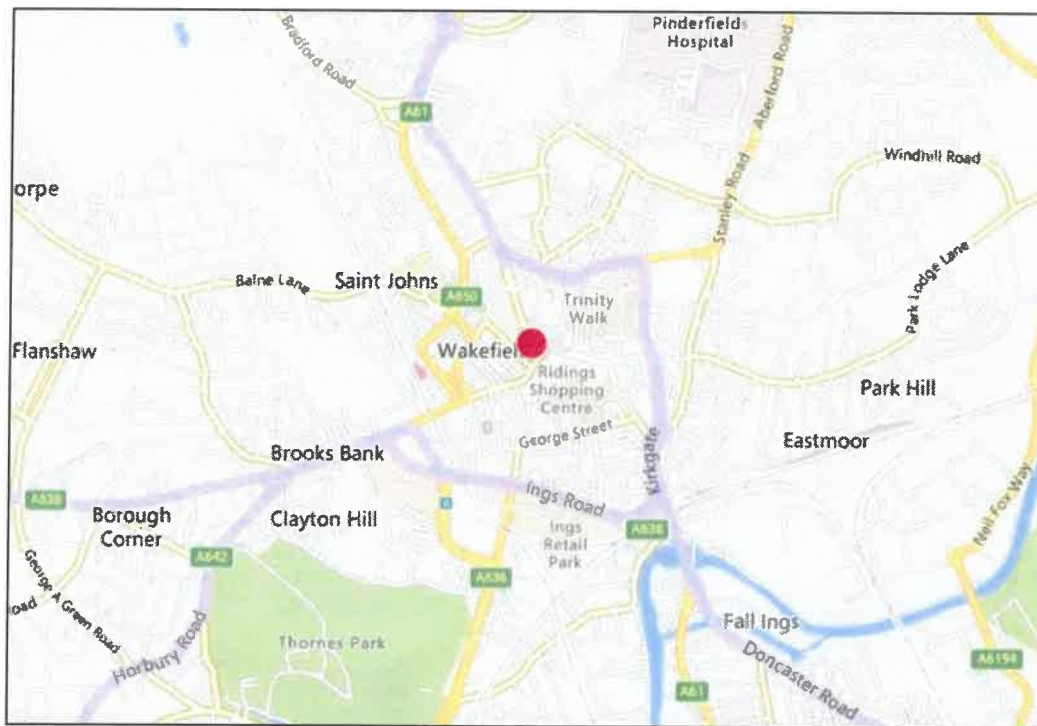
The accommodation comprises a self contained office at the third floor of Bull Ring House which has been partitioned to provide a general office with 3 private offices, kitchen and toilet facilities, extending to a total of 1,357 sq ft.

Bull Ring House is an extended and refurbished office building offering high quality accommodation in the heart of the city. It is suitable as a head quarters building or for occupation by local, regional companies or professional firms. The building also has the added benefit of ground floor representation which would suit many who require a high profile appearance and passenger lift. Ample car parking is provided for in close proximity by way of separate license agreements.

## **LOCATION**

Bull Ring House is situated in central Wakefield at the junction with the Bull Ring and Northgate. The Bus Station is within 100 metres and the Ridings Shopping Centre. Westgate Railway Station is within walking distance with direct half hourly services to Kings Cross which puts London is reach within 2 hours travel.

Wakefield is sandwiched between the M1 , M62 and A1 and has three M1 junctions which are within 2 miles of the city centre and less and 4 files to the M62 intersection.



## **ACCOMMODATION**

The accommodation is 1,357 sq ft (126.06 sq m)  
Includes kitchen & Wc facilities



THIRD FLOOR

### **LEASE**

The property is available by way of a new Full Repairing & Insuring lease for a term to be decided.

### **RENTAL**

£15,000 Per Annum

### **SERVICE CHARGE**

A service charge is applicable. Further details upon request.

### **VAT**

All prices quoted are exclusive of VAT which will be charged at the standard rate where applicable.

### **LEGAL COSTS**

Each party is to be responsible for their own legal costs in this matter.

### **RATES**

We understand from the VOA website that the current rateable value of the property is £23,250. The rates payable is calculated by applying the current business rates multiplier of 49.7 p. interested parties are advised to confirm the above figures with the local authority.

### **SMALL BUSINESS RATE RELIEF**

Subject to eligibility, businesses occupying a property with a rateable value of £12000 and below will receive 100% relief, between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently awaiting an EPC.



### **GENERAL INFORMATION**

1. All measurements, areas and distances quoted are approximate only.
2. 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.
3. 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.
4. 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.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared June 2023 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.