

# PRESTIGIOUS OFFICE SPACE TO LET



## Suites 1 & 2 Bull Ring House, Wakefield, WF1 3BJ



- 2,233 sq ft
- Modern office space
- City centre location
- Close to bus station and car parks
- 13 passenger lift
- Kitchen and Wc facilities

## DESCRIPTION

The property comprises of a broadly open plan first floor office with self-contained kitchen and toilet facilities, which is available to let within Bull Ring House.

Bull Ring House offers high quality accommodation in the heart of the city. It is suitable as a headquarters building or for occupation by local or 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.

## LOCATION

Bull Ring House is situated in central Wakefield at the junction with the Bull Ring and Northgate, immediately adjacent to the pedestrianised shopping precinct.

The bus station is within 100 metres along with Trinity Walk Shopping Centre and the Ridings Shopping Centre. Westgate Railway Station is within walking distance with direct half hourly services to Kings Cross which puts London in reach within 2 hours travel.



## ACCOMMODATION

Open plan office – 38ft 6in x 35ft 4in = 1,360 sq ft

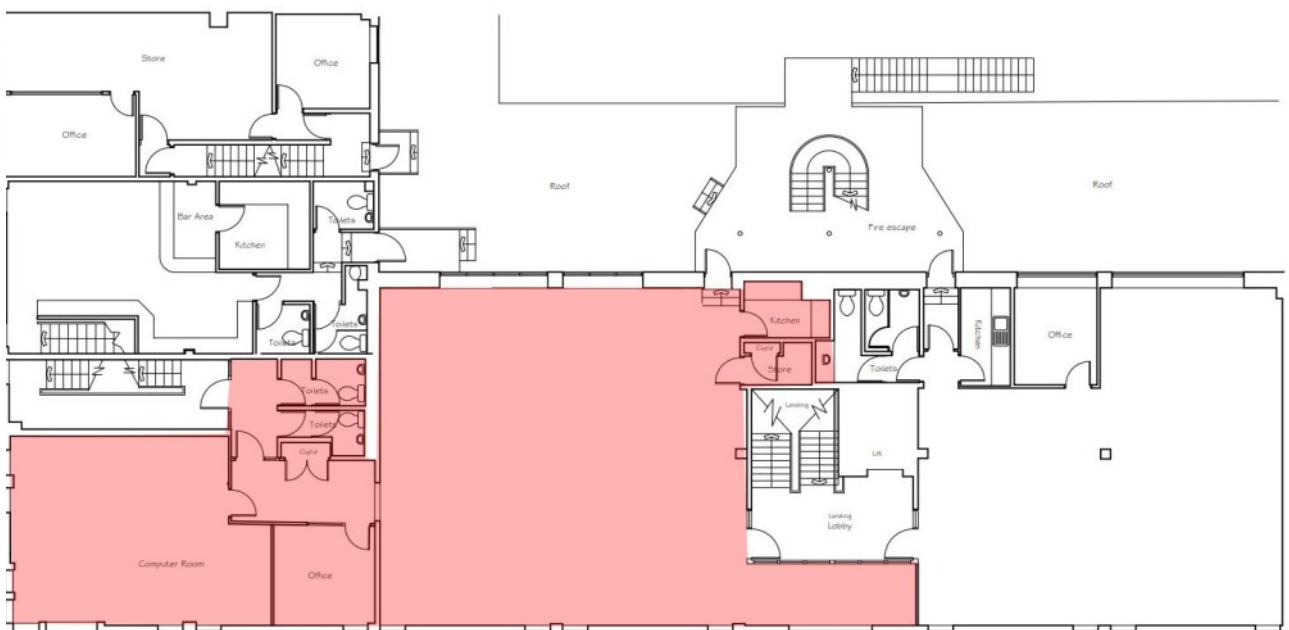
6ft 6in x 17ft 9in = 115 sq ft

Rear office – 22 ft 10in x 19ft 7in = 449 sq ft

15ft x 17ft = 255 sq ft

Kitchen- 9ft x 6ft = 54 sq ft

**Total net area = 2,233 sq ft**



## SUMMARY

<b>RENT</b>	£25,000 per annum
<b>LEASE</b>	Full Repairing and Insuring
<b>SERVICE CHARGE</b>	Applicable. Further details upon request,
<b>RATEABLE VALUE</b>	£13,750
<b>SMALL BUSINESS RATES RELIEF</b>	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>	Awaiting assessment,

## 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 prepared July 2022 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.