

GROUND FLOOR OFFICE TO LET



8 Bull Ring, Wakefield, WF1 1HA



- 1,258 sq ft (116.87 sq m)
- Centrally located
- Broadly open plan
- DDA compliant
- Kitchen and Wc facilities
- Air conditioning
- Aluminium shop front

DESCRIPTION

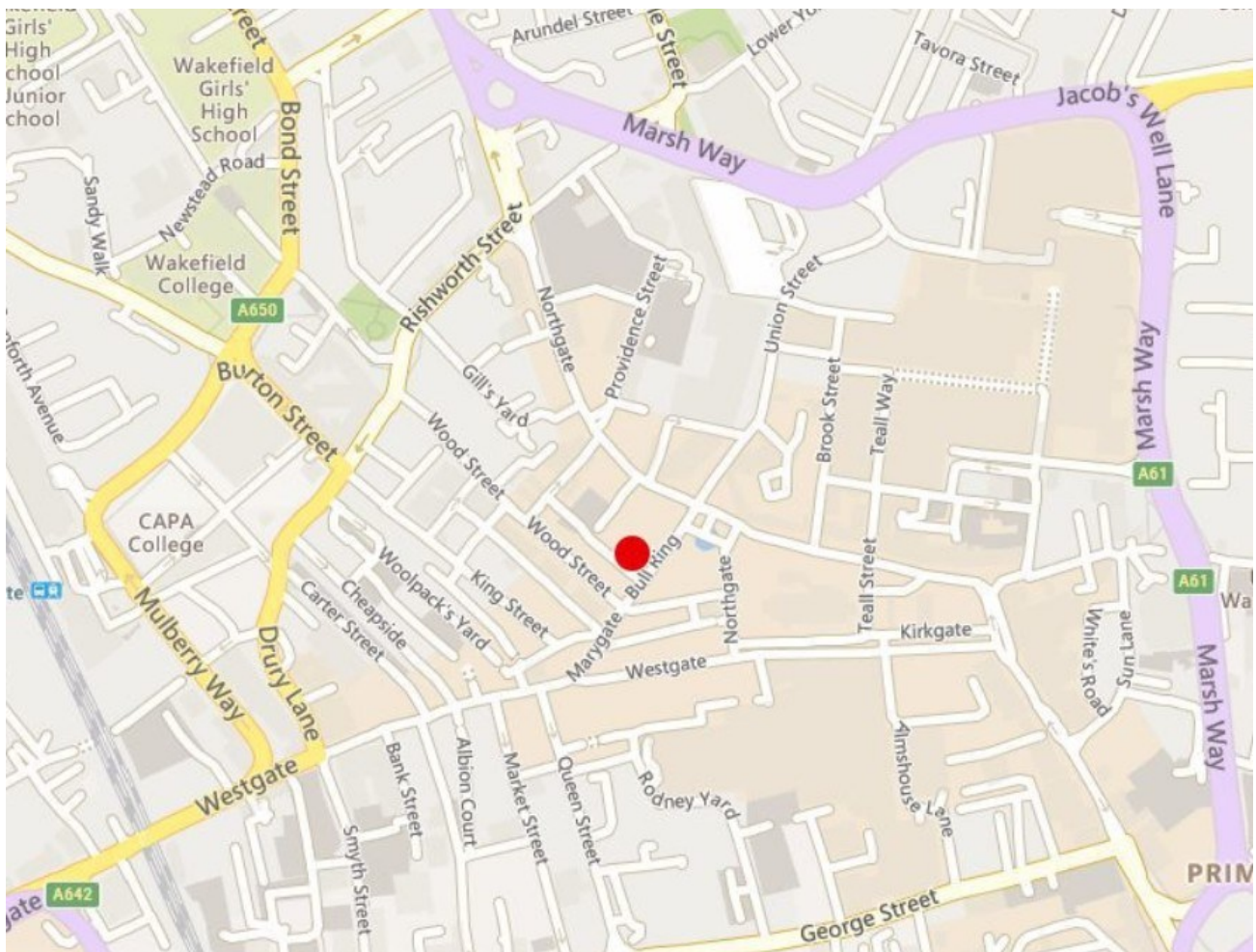
This DDA compliant unit provides modern, open plan office space in the heart of Wakefield City Centre with aluminium shop front.

Internally the unit provides open plan office accommodation with two private rooms. To the rear, there are two Wc 's one being DDA compliant and kitchen. A suspended ceiling with inset lighting and two air conditioning units are installed.

The space would lend itself to a variety of uses such as offices, retail, clinic to name but a few.

LOCATION

The Bull Ring and Northgate are centrally located, immediately adjacent to the pedestrianised shopping precinct. The Bus Station is within 100 metres along with the 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 is reach within 2 hours travel.



ACCOMODATION

Open plan office- 22ft 7in x 53ft = 1,197 Sq Ft (includes two partitioned private rooms)

Kitchen - 7ft 11in x 7ft 8in = 61 Sq Ft

Total net internal area- 1,258 Sq Ft (116.87 Sq M)

Plus Wc facilities



SUMMARY

RENT	£22,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£24,000
BUILDINGS INSURANCE:	£512.24 plus VAT
SERVICE CHARGE:	Ad hoc basis.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	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 created April 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.