

# TO LET/may sell

# CITY CENTRE OFFICES WITH

14a BOND STREET, WAKEFIELD, WF1 2QP

152.81m<sup>2</sup> (1,647 sq ft)





- Period characterful offices
- Prominent position to Bond Street with private parking
- Useful basement stores

0113 2348999

#### Location

The property occupies a prominent position fronting Bond Street, opposite Wakefield College, within an established office location within Wakefield city centre, accessible (walking distance) to Westgate Train Station and to the city's arterial routes and motorway network. The car park is accessed off Laburnum Road to the rear.

#### **Description**

The premises comprise a three storey period office building with basement stores and included rear gravel surfaced car park. The premises provide administrative office accommodation within a series of general and private office areas with electrical, fluorescent and part CAT 2 lighting, central heating pipes and radiators, WCs to all floors and first floor kitchen. The ground floor office (with access off Bond Street) is predominantly 'open plan'.

#### **Accommodation**

| Floor | Description                | M <sup>2</sup> | (sq ft)  |
|-------|----------------------------|----------------|----------|
| 3     | Front left private office  | 9.72           | (105)    |
|       | Front right private office | 21.00          | (226)    |
|       | Rear private office        | 19.21          | (207)    |
| 2     | Kitchen                    | 6.74           | (73)     |
|       | WC                         | -              | -        |
|       | Front private office       | 24.34          | (262)    |
|       | Rear private office        | 13.63          | (147)    |
| 1     | General office             | 48.65          | (524)    |
|       | Entrance/passageway        | -              | -        |
|       | Rear private office        | 9.53           | (103)    |
|       | WC                         | -              | -        |
|       | Total Net Internal Floor   |                |          |
|       | Area                       | 152.81         | (1,647)* |

<sup>\*</sup>excluding cellar stores of 600 sq ft.

# **Services**

Mains electricity, gas, water and drainage are connected to the property. Prospective tenants/purchasers must satisfy themselves with regard to the condition and capacity of utilities and installations.

### Rating

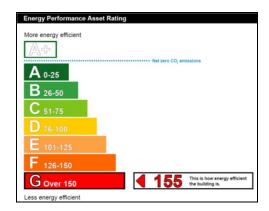
From our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Office & Premises RV £17,500

The National Uniform Business Rate for 2017/18 is 48.4p in the £, ignoring transitional phasing relief and allowances to small businesses (with rateable values of less than £18,000).

Prospective tenants and purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council Tel: 01924 306090.

#### **Energy Performance Certificate**



#### **Lease Terms**

The premises are offered to let by way of a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

#### Ren

£18,500 per annum exclusive of rates, building insurance and services.

#### **VAT**

Rents/prices are quoted exclusive of VAT, if applicable.

# **Legal Costs**

The ingoing tenant is to be responsible for the costs in connection with the preparation of the lease and counterpart.

# Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co Tel: 0113 234 8999
Andrew Steel andrew@michaelsteel.co.uk

Our Ref: 1934/A/S

Updated September 2017 Subject to Contract



www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.