



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

CITY CENTRE OFFICES WITH P

14a BOND STREET, WAKEFIELD, WF1 2QP

152.81m² (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 ²	(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)
1	Rear private office	13.63	(147)
	General office	48.65	(524)
	Entrance/passageway	-	-
	Rear private office	9.53	(103)
	WC	-	-
Total Net Internal Floor Area		152.81	(1,647)*

*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.

Rent

£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
Andrew Steel

Tel: 0113 234 8999
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Our Ref: 1934/A/S
Updated September 2017

Subject to Contract



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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.