



Michael Steel & Co
PROPERTY CONSULTANTS

Due to Relocation & Expansion

TO LET

**WELL PRESENTED SELF
CONTAINED OFFICE SUITE WITH **

**UNIT 5 CLARKE HALL FARM, ABERFORD ROAD,
WAKEFIELD, WEST YORKSHIRE, WF1 4AL**

73m² (781 sq. ft)



- Good quality two storey character office suite available due to existing tenants' expansion
- Strategically well located near Pinderfields Hospital only a short distance from Wakefield city centre and J40 M1
- Benefitting from onsite parking (up to 4 spaces) **and available from June 2026**

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: info@michaelsteel.co.uk W: www.michaelsteel.co.uk



For Enquiries call
0113 234 8999



Location

Clarke Hall Farm is well located only 1 mile north of Wakefield city centre being immediately adjacent Pinderfields Hospital and the former Clarke Hall Museum. The property is accessed off the main A642 Aberford Road, south of the junction with the A6194 and forms part of Clarke Hall Farm Business Park.

Clarke Hall Farm is less than 3 miles from Junction 41 of M1 and Junction 30 of M62 is approximately 4 miles to the north.

Description

Clarke Hall Farm is a good quality commercial/office scheme with 10 self contained brick built units. Unit 5 is located to the front of the site with car parking immediately outside.

Externally Clarke Hall Farm benefits from a surfaced car park to the front of the building with up to 4 spaces for the benefit of Unit 5.

Accommodation

Unit 5 Clarke Hall Farm 72.55m² (781 sq. ft)

Ground floor comprising entrance lobby leading into large general office/meeting room with small kitchenette area and toilet. Staircase leading up to:-



First floor open plan office with suspended ceilings and carpeted floors.

Gross Internal Floor Area 72.55m² (781 sq. ft)

Services

We are advised the premises benefit from all mains services including gas, water, sewer drainage and electricity in addition to gas fired central heating and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC

The property has an energy rating of C (61) expiring December 2033.

Non Domestic Rating

We are advised by the VOA website the premises are assessed for rating as:-

Office & Premises RV £7,400

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council Tel: 0345 8506506.

Lease Terms

The premises are currently let by way of a 3 year lease from April 2024 with a passing rent of £12,000 per annum exclusive (expires 04 April 2027).

The premises are available from June 2026 by way of a sublease or assignment or the landlords may, subject to covenant strength, consider the simultaneous surrender of the existing lease and a regrant to a new tenant for a period of years to be agreed

Rent

£12,000 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order plus the site service charge.

VAT

All rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The assignee/subtenant or new tenant is to be responsible for all parties reasonable legal costs incurred in the completing of any transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 3812/A/M
May 2026

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
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.