

FIRST FLOOR CITY CENTRE OFFICE TO LET



First Floor, Cross Street Chambers, 10-14 Cross Street, Wakefield, WF1 3BW



- 2,691 sq ft (250 sq m)
- Well presented throughout
- Open plan, carpeted with good natural light
- Passenger lift & gas heating
- Situated fronting onto Cross Street

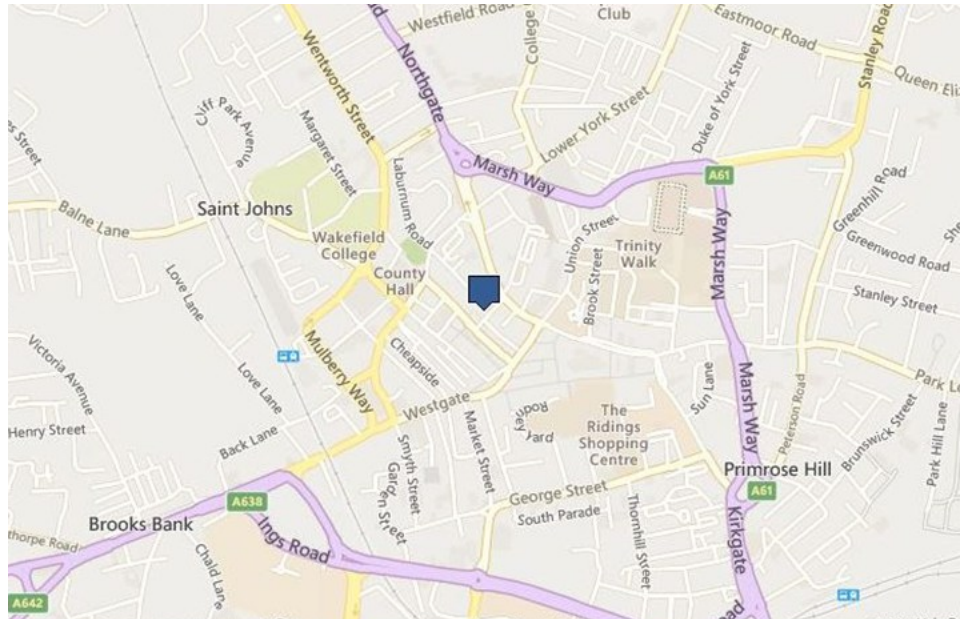
DESCRIPTION

Cross street chambers West (first floor) is a well-appointed office space above an established parade of shops in Wakefield City Centre. A shared foyer provides both stair and lift access to the offices and has recently been fully redecorated. There is ample of Wc facilities on the first and second floor with car parking spaces available by way of a separate license agreement with the Landlord in close proximity.

This floor could be refurbished to your specification subject to Landlord approval.

LOCATION

The property is situated fronting onto Cross Street close to its junction with Northgate and Wood Street in close proximity to a variety of high street shops, restaurants and Trinity Walk Shopping. Wakefield is less than 3 miles east of the M1 motorway and only 4 miles Southeast of the M1/M62 intersection and both bus and rail stations are only a short walk away. Westgate railway station offers excellent rail links to the whole country with an intercity service to London's King Cross every 30 mins with a travel time under 2 hours.



ACCOMMODATION

First Floor West:

Open plan office with kitchen

Plus Wc facilities in the common areas.

Total net internal area = **2,691 sq ft (250 sq m)**



SUMMARY

RENT	£25,000 per annum
LEASE	Full Repairing and Insuring
SERVICE CHARGE	Applicable. Further details upon request,
RATEABLE VALUE	TBC
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
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 prepared April 2025 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.