

# MODERN INDIVIDUAL WORK SPACE TO LET



## Unity Hall, Westgate, Wakefield, WF1 1EP



- From 215 sq ft (20 sq m )
- All inclusive rent
- Landmark property
- Light and airy creative space
- Immediate occupation on flexible terms
- Variety of sized suites
- Westgate Railway Station is just a short walk away

## DESCRIPTION

This landmark grade II listed building makes an instant first impression. Full of architectural charm, each space offers individuality for all team sizes from sole operators to large companies. The premises are offered on flexible terms and would make an ideal base for various image conscious businesses. These may include office users, medical and beauty operators, along with the health and well being sector. The rental is all inclusive which includes electricity, water, WIFI and cleaning of the common areas.

There is a manned reception on entry along with Wc facilities.

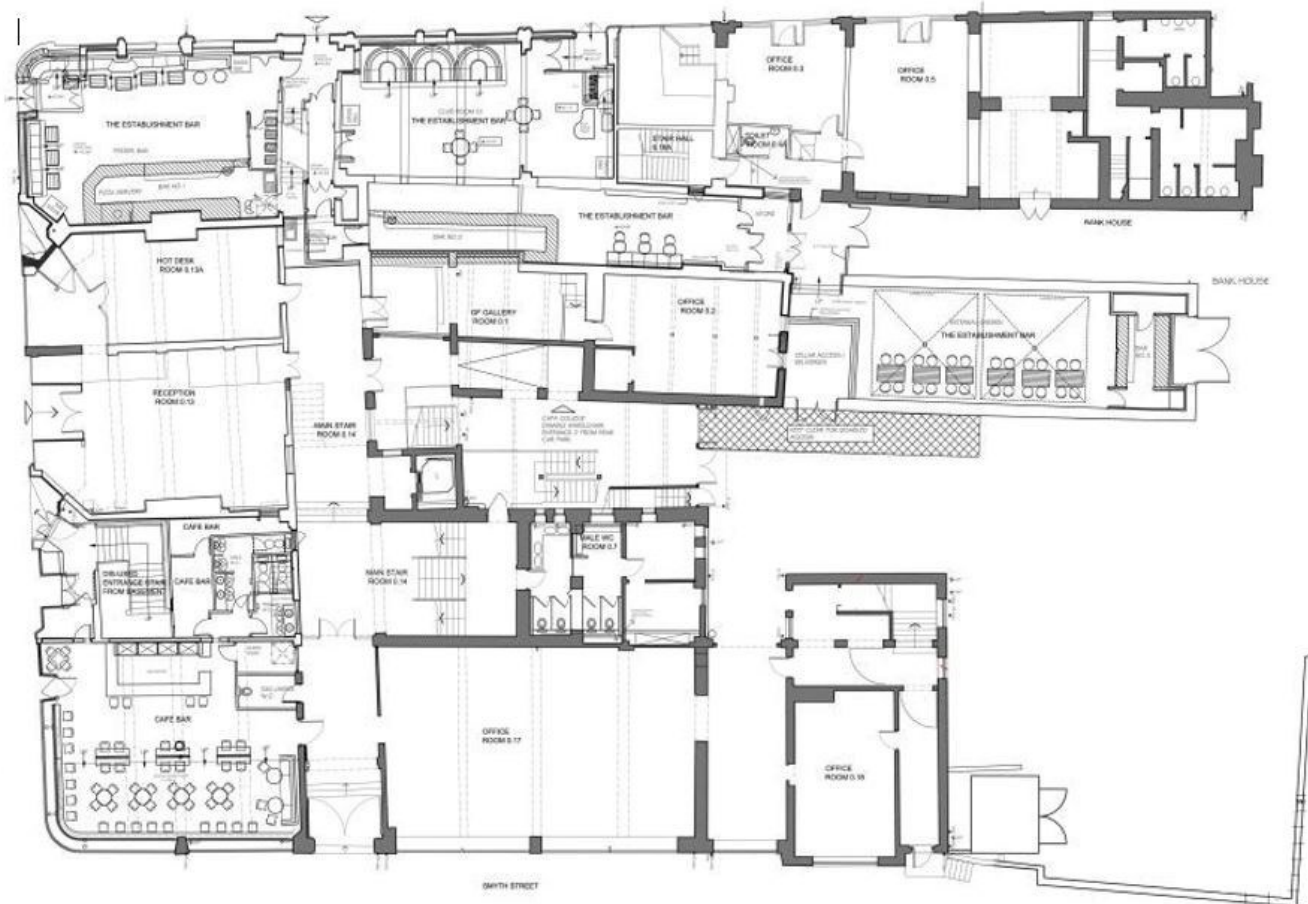
## LOCATION

The property occupies an excellent position fronting onto Westgate and directly opposite Wakefield Theatre Royal. Commuting is simple with Westgate Railway Station just short of a 5 minute walk away, Junctions 39, 40 and 41 of the M1 Motorway are just a short drive away. Several pay and display car parks are located nearby.



## ACCOMODATION

| Suite | Size      | Rental per month plus VAT |
|-------|-----------|---------------------------|
| 12    | 517 sq ft | £947.83                   |
| 13    | 355 sq ft | £650.84                   |
| 15    | 291 sq ft | £533.50                   |
| 17    | 926 sq ft | £1,697.75                 |



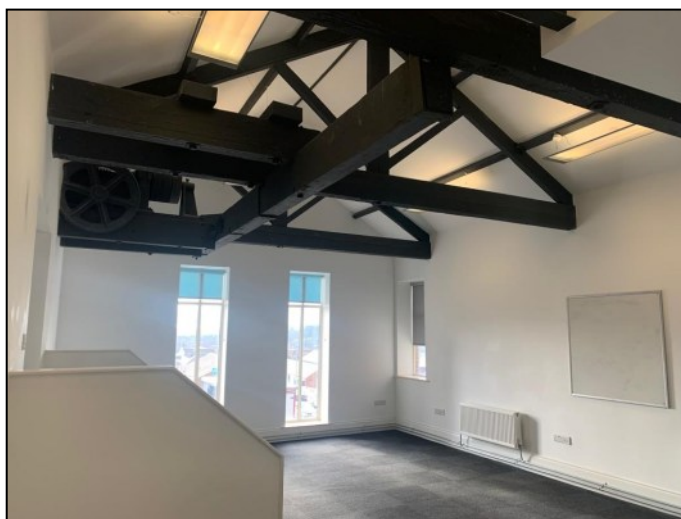
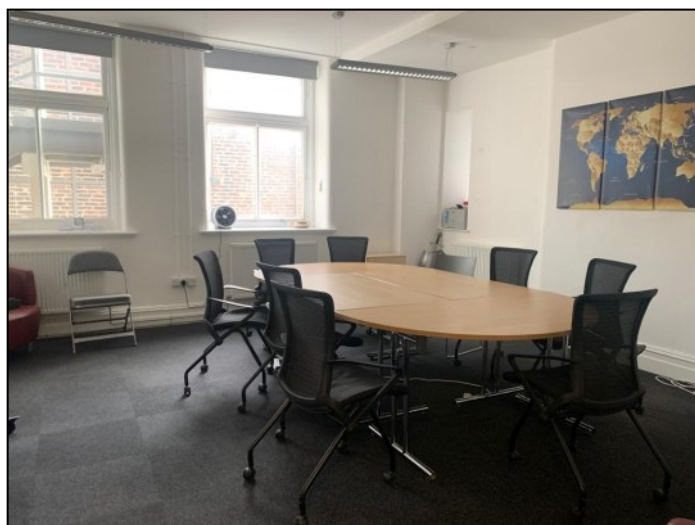
**GROUND FLOOR PLAN**



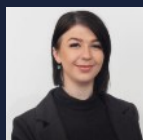
**FIRST & SECOND FLOOR PLAN**

## SUMMARY

|                                    |                                                                           |
|------------------------------------|---------------------------------------------------------------------------|
| <b>RATEABLE VALUE</b>              | Suites are separately assessed.                                           |
| <b>SMALL BUSINESS RATES RELIEF</b> | For more information, please contact the local authority on 01977 727121. |
| <b>UPFRONT COSTS</b>               | 1 months rent upfront.<br>1 month s rent to act as a bond.                |
| <b>VAT</b>                         | Applicable.                                                               |
| <b>LEGAL FEES</b>                  | Each party is responsible for their own legal costs.                      |
| <b>EPC</b>                         | C-65                                                                      |



## VIEWINGS & FURTHER ENQUIRIES



**Emily Rogerson**

**01924 291500**

**[emily.rogerson@vickerscarnley.co.uk](mailto:emily.rogerson@vickerscarnley.co.uk)**

## 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 June 2024 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.