

OFFICE SUITE TO LET



Hemingway House, Moorpark Business Centre
Thornes Moor Lane, Wakefield, WF2 8PG



- 542 sq ft / 50.35 sq m
- Open plan
- Kitchenette
- Wc facilities
- 2 allocated car parking spaces
- Convenient for Junction 39 of the M1 Motorway

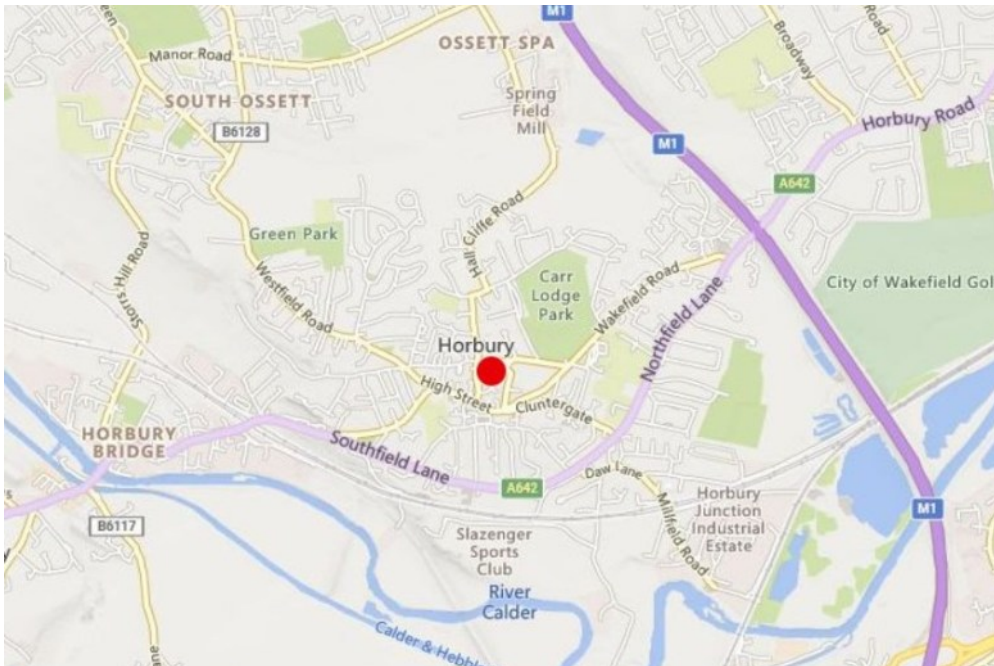
DESCRIPTION

Open plan office space ready for immediate occupation with gas central heating, kitchenette and Wc. 2 allocated car parking spaces are included to the front of the property.

The property is located within the popular Moorpark Business Centre just a short drive away from Wakefield City Centre.

LOCATION

The offices are located within the Moorpark Business Centre which is off Thornes Moor Road, directly opposite the Thornes Park entrance. This location is very conveniently positioned between Wakefield city centre and junction 39 of the M1 motorway with each being under 2 miles travel.



ACCOMODATION

Net Internal Area: 26ft x 20ft 11in = 542 sq ft
plus Wc



SUMMARY

RENT	£6,240 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	TBC
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
UPFRONT COSTS	3 months rent in advance. 3 months rent to act as a bond.
SERVICE CHARGE	10% of the annual rental
BUILDINGS INSURANCE	38p Per square Foot per annum
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	TBC

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 updated August 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.