



Unit 2, Mulberry House

Merchant Gate, Wakefield, WF1 2TE

TO LET - PROMINENT GRADE A OFFICES

3,191 sq ft
(296.45 sq m)

- SELF CONTAINED OFFICE SUITE TOTALLING 3,191 SQ FT
- ON SITE CAR PARKING
- ADJECENT TO WAKEFIELD WESTGATE TRAIN STATION



Unit 2, Mulberry House, Merchant Gate, Wakefield, WF1 2TE

Summary

Available Size	3,191 sq ft
Rent	£15 per sq ft
Rates Payable	£3.32 per sq ft
Rateable Value	£21,250
Service Charge	A service charge will be payable in respect of the above - further information available upon request.
EPC Rating	D (83)

Location

Mulberry House occupies an unrivalled location within Merchant Gate and immediately adjacent to the Wakefield Westgate Train Station, offering fast and frequent services to Leeds and London Kings Cross.

Merchant Gate is an urban development including 48,000 sq ft of Grade A office space, 35,000 sq ft of retail and leisure and 66 apartments. The immediate vicinity also benefits from a 1,451-space car park, a Strata residential development comprising 116 new homes, the 123,000 sq ft Civic offices, Wakefield college with over 10,000 students and the Performing Arts School accommodating 500 students.

Description

Mulberry House comprises ground floor Grade A office accommodation. Unit 2 extends to 3,191 sq ft and benefits from its own front door off the landscaped public realm.

Mulberry House provides Grade A offices with the following specification:-

- VRF air conditioning
- Perimeter trunking
- Fully glazed frontage
- Suspended ceilings with integral lighting
- Kitchen and toilet facilities
- Exceptional car parking provision

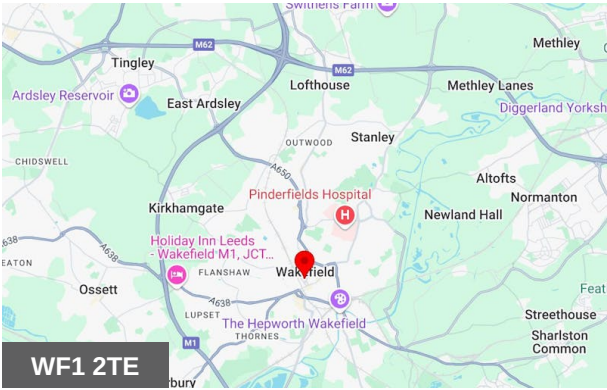
Accommodation

The available accommodation has been measured to have an approximate net internal floor of 3,191 sq ft (296.45 sq m):

Name	sq ft	sq m	Availability
Ground	3,191	296.45	Available
Total	3,191	296.45	

Terms

The property is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.



Viewing & Further Information



Tom Newstead
07538680333
tomnewstead@cartertowler.co.uk



James Jackson
07920 812275
jamesjackson@cartertowler.co.uk



Clem McDowell
07432 013246
clemmcdowell@cartertowler.co.uk