



Woodhead House, 8-10 Providence Street, Wakefield WF1 3BG

**TO LET**

Modern Office Accommodation

**2,445 Sq Ft  
(227 Sq M)**

# Woodhead House, 8-10 Providence Street, Wakefield WF1 3BG

## DESCRIPTION

The accommodation at Woodhead House comprises a broadly rectangular office which is lightly partitioned to provide a reception area, open plan general office and 4 private offices with a self-contained kitchen and WC facilities. The offices are on the third floor within a four storey building known as Woodhead House with the ground floor being occupied by Novus Health.

The landlord owns a number of car parks around the city centre and is able to offer contract car parking at an additional cost.

- ✓ Open plan with lightly partitioned private offices
- ✓ Impressive ground floor entrance foyer
- ✓ Bus station just a short walk away

## LOCATION

Woodhead House occupies a very prominent position on Providence Street, just off Northgate. This is a very convenient location, being just a short walk to many of the city centre amenities and positioned close to the bus station.

Wakefield city centre is less than 3 miles east of Junction 41 of the M1 motorway and less than 4 miles to the M1/M62 intersection.

## ACCOMMODATION

| Net Internal Areas | sq ft        | sq m       |
|--------------------|--------------|------------|
| Third              | 2,445        | 227        |
| <b>Total</b>       | <b>2,445</b> | <b>227</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

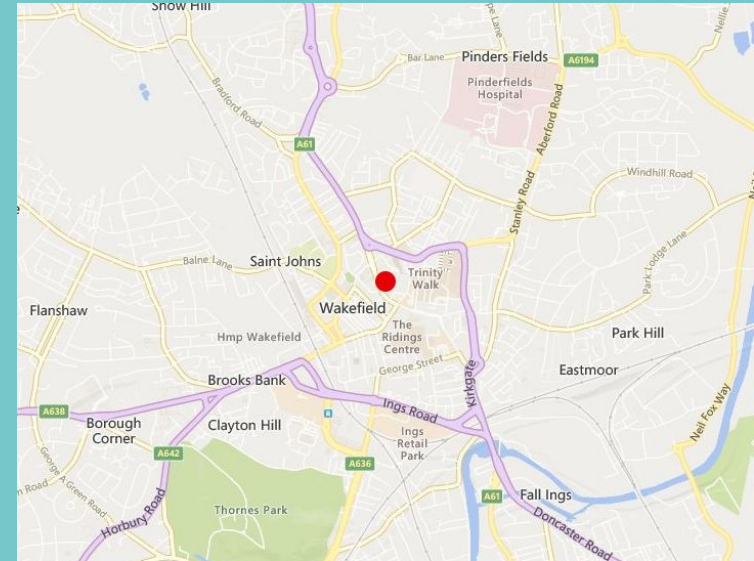
## BUSINESS RATES

We understand from the VOA website that the rateable value is being reassessed.

## TERMS

The premises are available by way of a Full Repairing and Insuring lease for a term to be agreed.

**EPC** This property's current energy rating is E.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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