



11 Wood Street, Wakefield WF1 2EL

TO LET

First Floor Office Suite

**1,178 Sq Ft
(109 Sq M)**

DESCRIPTION

The available premises are to be found on the first floor level within a three storey brick built building known as Holdsworth House.

The functional self-contained office space is ready for immediate occupation with the option of being furnished. There is also a kitchen to the rear.

- ✓ Fully carpeted with suspended ceilings
- ✓ Inset lighting and central heating
- ✓ Shared WC facilities
- ✓ Bus and train station in close proximity
- ✓ Convenient for city centre amenities

LOCATION

Holdsworth House is situated on Wood Street in the heart of Wakefield's professional district. Wood Street has an abundance of retailers such as Vanmilla Bean, Kraft Coffee House, Bradley's and Oliver Dean & Beauty. Wakefield Town hall is a short walk away and both the bus and railways stations are close by.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Front Main Office	623	58
Main Rear Office	290	27
Private Rear Office	198	18
Rear Kitchen	67	6
Total	1,178	109

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.

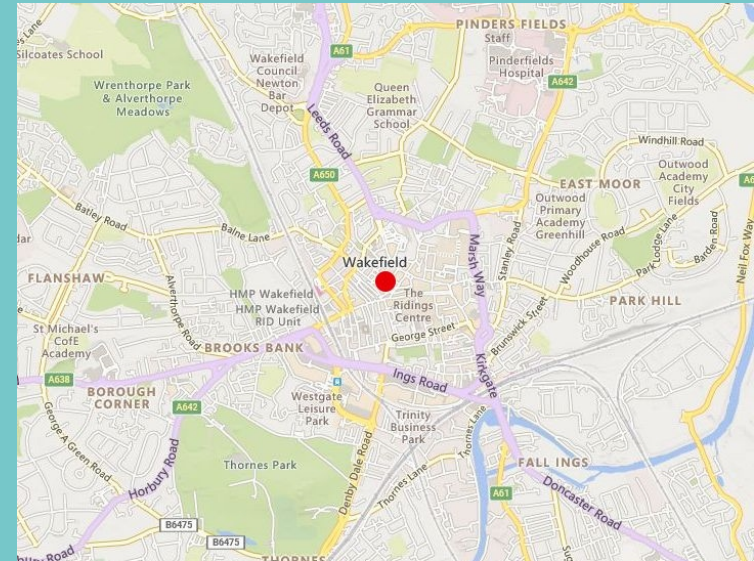
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

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

EPC The property has an EPC rating of C.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 01-Sep-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Matthew Procter
0113 887 6708
mprocter@lsh.co.uk

Alfie Weston
07707 866 742
alweston@lsh.co.uk