

Lambert
Smith
Hampton

White Rose House

| West Parade | Wakefield | WF1 1LT |

On Behalf:

NHS

Property Services

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For Sale – Office Building with Potential for Alternative Uses

27,383 Sq Ft (2,543.75 Sq M) GIA – on 0.213 Acre (0.0862 HA)

Wakefield
City centre

Pinderfields Hospital

Trinity Walk shopping centre

Wakefield Cathedral

The Ridings shopping centre

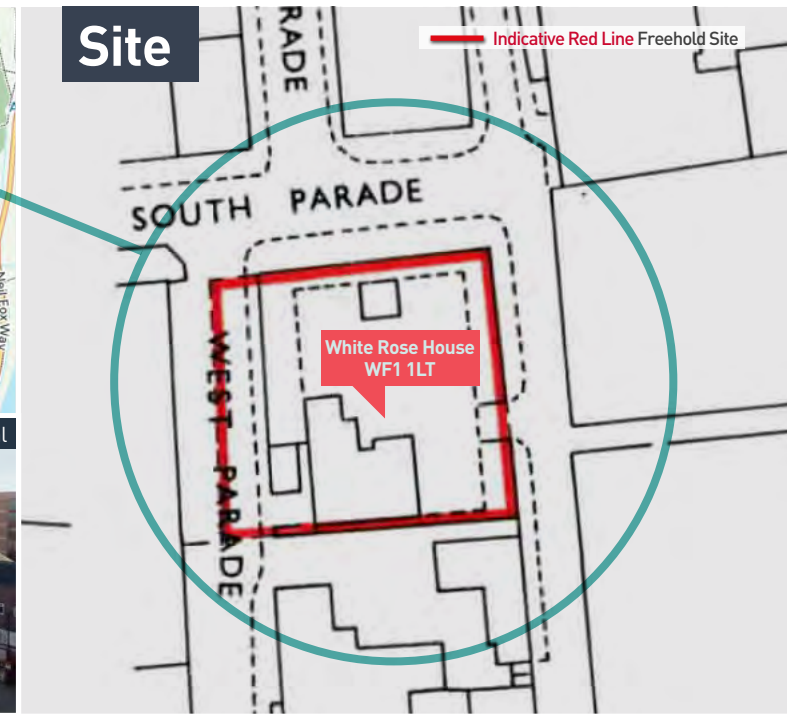
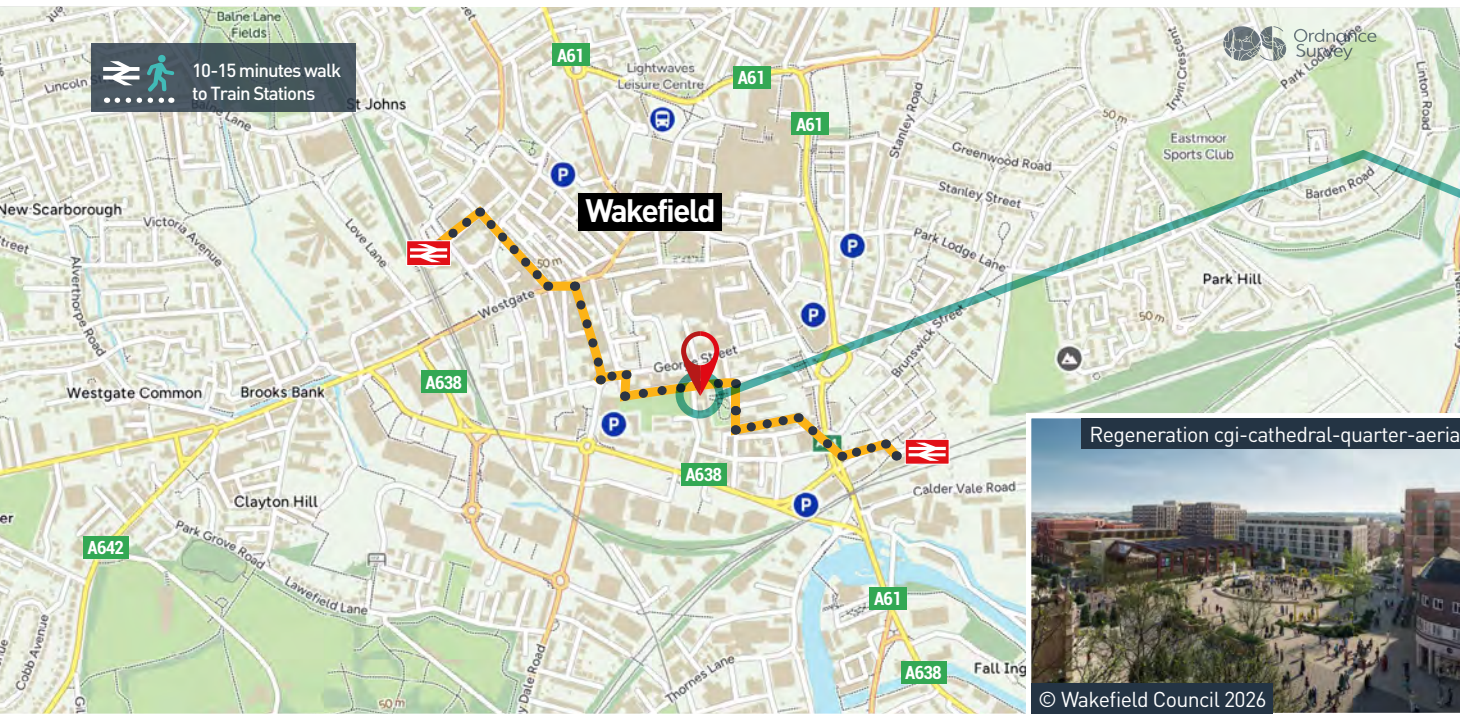
THE SITE

Trinity Medical Centre

West Parade Burial Ground

Opportunity Summary

- ✓ Disposal of rare Freehold office building
- ✓ Of interest to occupiers, investors or developers
- ✓ Development opportunity for residential conversion
- ✓ Opportunities for subdivision and refurbishment
- ✓ Offers invited



Location & Situation

The site is located in the heart of Wakefield city centre, accessed from George Street and overlooking over the open space of private gardens of an 18th Century Georgian terrace on South Parade to the west and over the West Parade Burial Ground to the east.

The property is also located midway between the city's two railway stations, Wakefield Westgate and Wakefield Kirkgate, being approximately 10-15 minutes' walk from each.



The Ridings shopping centre is a short walk north from the property and the decision has recently been made for the Council to buy, demolish and incorporate the site into the wider Cathedral Square scheme, as the project was given approval earlier this year. The government has pledged £17.9m towards the first phase of the Cathedral Square redevelopment and Muse was named as Wakefield Council's strategic regeneration partner on the Cathedral Quarter scheme, which will deliver around 1,000 homes, public space, a new museum, library and cinema.





Description

The property comprises a five-storey office building probably constructed in the 1970s or 1980s and now requiring a refurbishment or change of use. All floors are served by a 10 person/800 kg passenger lift and two staircases.

The office accommodation has suspended ceilings with LED lighting inset, perimeter trunking and air conditioning to various areas via ceiling-mounted cassettes.

Male and female toilet accommodation is provided on each floor, along with showers and kitchens in various parts of the building.

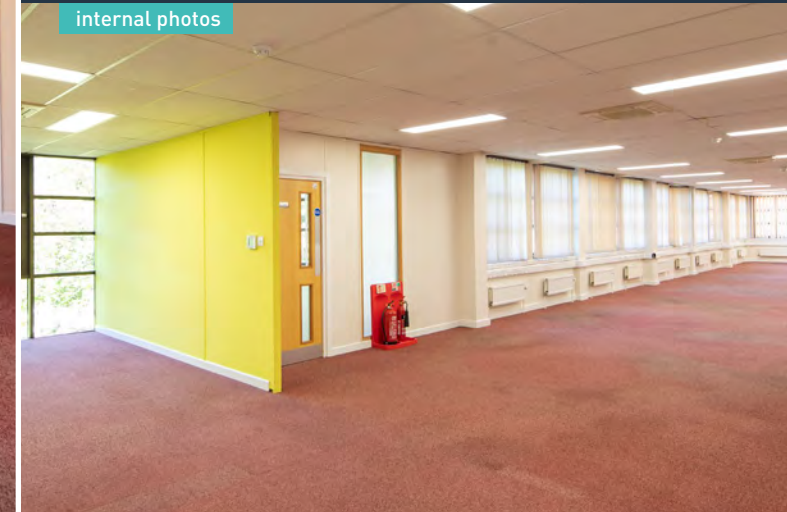
The ground floor is mostly laid out as conference and meeting rooms, with further meeting spaces provided across the building.

Upper floors are a mix of open plan offices and private offices.

The building provides undercroft car parking to the Lower Ground Floor and 19 spaces are marked out for use. Further spaces are provided at pavement level to the northern elevation of the building.



internal photos





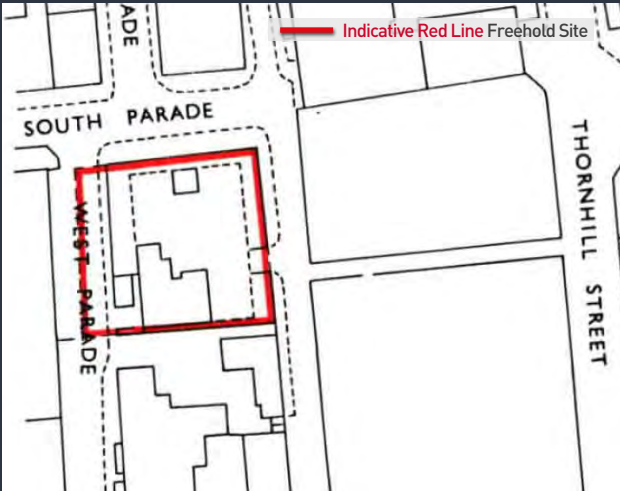
Accommodation

We have been provided with the following floor areas:

Floor	Gross Internal Floor Area		Net Internal Floor Area	
	sq ft	sq m	sq ft	sq m
Ground Floor	1,428	132.62	843	78.35
First Floor	5,207	483.70	4,424	410.98
Second Floor	5,305	492.80	4,570	424.55
Third Floor	5,305	492.82	4,570	424.54
Fourth Floor	5,305	492.80	4,570	424.43
Fifth Floor	4,833	449.01	3,136	291.31
Totals	27,383 sq ft	2,543.75 sq m	22,113 sq ft	2,054.16 sq m

Tenure

Freehold –
title number **WYK478765**.



Undercroft car parking to the Lower Ground Floor and 19 spaces



Planning

The site is an unallocated site, currently used as office space with offices also adjacent to the south and east of the site. A public garden sits adjacent to the west of the site, a cemetery is adjacent to the east of the site, and residential apartments sit adjacent to the north of the site. The site is adjacent to South Parade Wakefield Conservation Area and is in close proximity to several Grade II Listed Buildings. Consequently, any new development on the site should be sympathetic to the site's surroundings.

In terms of other technical considerations, the site is located within Flood Zone 1 and a Public Right of Way is adjacent to the east of the site.

Should a developer want to bring forward the site for residential development, the following should be a consideration:

- The site is located within Housing Viability Value Area 4 therefore 0% affordable homes would be required
- The site is located within CIL Zone 1 (high) (C3) therefore a charge of £55 per sq m applies
- There may be an opportunity to bring the site forward under the permitted development Class MA – but the applicant would need to cross check the site against all relevant criteria and whether the floor space and technical requirements are acceptable.

A pre-application enquiry is being made to the local planning authority. The submission is based on the following indicative scheme proposals: Student Accommodation (45 units; 53 bed spaces) and a Residential scheme (30 apartments; 52 bedrooms). Indicative conversion plans and accompanying notes are included in the data room. The response will be included in the data room once received.

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Business Rates

The property has a current assessment of £96,000 in the 2026 Rating List.

EPC

The property has an EPC rating of **C (60)**.
The full certificate is available upon request.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

VAT

All prices, etc are quoted exclusive of VAT at the prevailing rate, which may be payable.

Viewing and Further Information

Viewing is strictly by prior appointment.
To arrange or for further information please contact:

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On Behalf:



Property Services

Data room

A full suite of documents are available to view and download from the data room via the link below:

[White Rose House - Data Room Access](#)

New users must register an account to access LSH Data Rooms.

TERMS of Disposal

Unconditional or conditional offers are invited for the Freehold property.