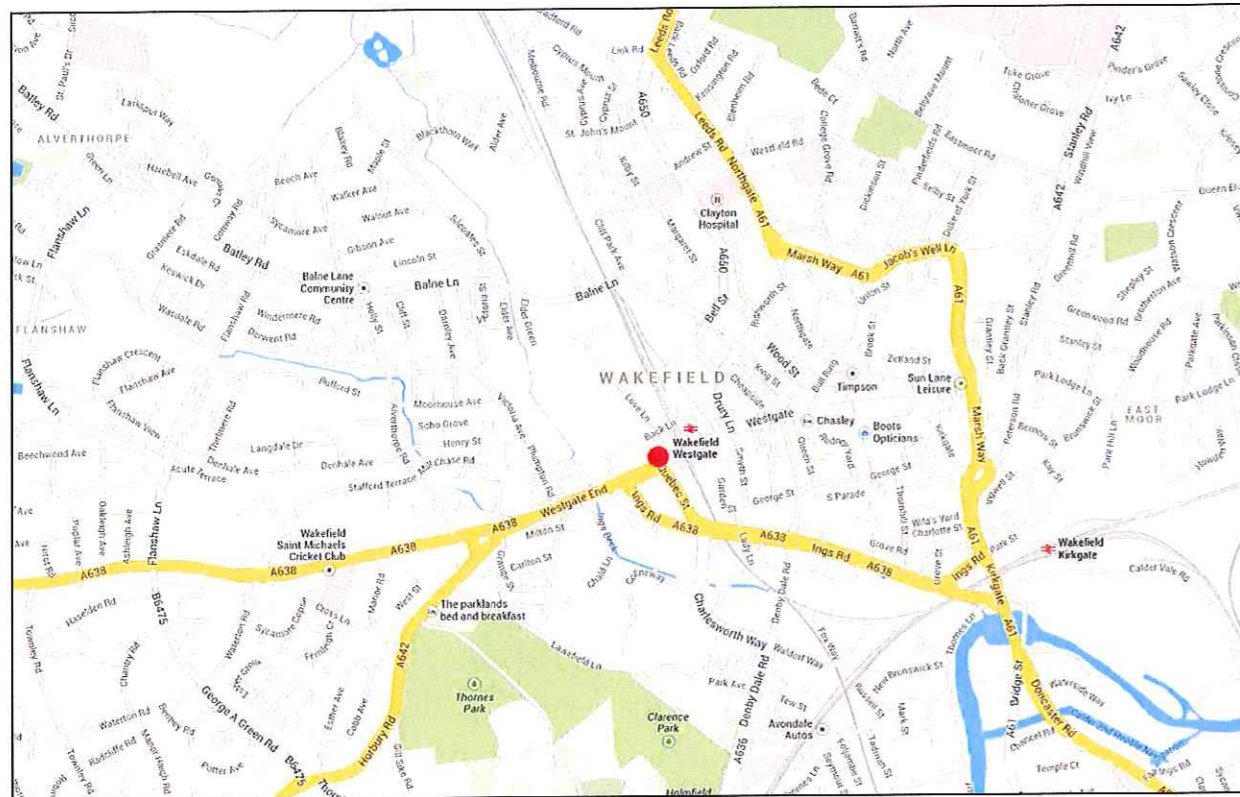


AWS

Surveyors & Property Consultants

TO LET

VINCENT HOUSE 136 WESTGATE WAKEFIELD, WF2 9SR



Suite 4



Suite 5

**SUPERB SELF CONTAINED OFFICE SUITES
AVAILABLE ON FLEXIBLE TERMS
254 ft² – 649 ft² (23.60 m² – 60.20 m²)**

Misrepresentation Act Notice: Arundel Williams & Surplice Ltd (AWS) for themselves and for their joint agents where appropriate, and for the clients on whose behalf who they are acting, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute the whole, or any part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions and use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item. None of the buildings services or service installations (where the responsibility of the lessor, lessee or freeholder) are warranted to be in working order and neither have they been tested. No person in the employment of AWS, nor any person in the employment of their joint agents where appropriate, has any authority to make or give any representation or warranty whatsoever in relation to any property. All prices and rents are, unless stated otherwise, exclusive of VAT.
Property Misdescription Act 1991 The information contained in these details is believed to be correct at the time of compilation but may be subject to subsequent amendment.

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF
Tel: 0113 235 1362 Fax: 0113 380 5800 Email: property@awsltd.co.uk
www.awsltd.co.uk

PROPERTY PARTICULARS

LOCATION

Vincent House is located on Westgate in the heart of Wakefield City Centre in a predominantly commercial area where the majority of surrounding properties are used by office occupiers with the main retail area within quarter of a mile.

The property is about 200 yards from Westgate Railway Station which has hourly services to London Kings Cross, taking approximately two hours. There is ample public car parking in the vicinity.

DESCRIPTION

Constructed in 1787, Vincent House is a grade two listed property and a fine example of Georgian design. The three storey building with basement is constructed with brick elevations beneath a pitched slate roof. Floors are mainly of suspended timber construction with the exception of part of the ground floor which is of solid construction.

The building has the benefit of a prestigious entrance hall leading to a feature staircase servicing all suites.

Refurbished to a high standard, the property gives an impression of true Georgian elegance.

SERVICES

In addition to the integral W.C. and wash basin, each unit has the benefit of its own British Telecom input which allows for telephone and computer services. Heating is by way of electric storage heaters.

TERMS

The suites are offered by way of a Licence which is terminable by either party upon three months notice. The Licence fee is exclusive of rates, service charge and VAT.

Entrance Hall



Suite 2



ACCOMMODATION

<u>SUITE</u>	<u>SIZE</u>		<u>LICENCE FEE</u>
1A	325 sq ft (30.19 sq m)	Available	£50 p/wk
1B	370 sq ft (34.37 sq m)	Available	£55 p/wk
2	770 sq ft (71.35 sq m)	Occupied	
3	382 sq ft (35.49 sq m)	Available	£60 p/wk
4	649 sq ft (60.20 sq m)	Available	£95 p/wk
5	254 sq ft (23.60 sq m)	Available	£40 p/wk
6	395 sq ft (36.70 sq m)	Available	£60 p/wk
7	311 sq ft (28.89 sq m)	Occupied	

SERVICE CHARGE

A service charge will be levied to cover the cost of the management and maintenance of the common areas of the building, this figure is approximately 15% of the annual rental.

ENERGY PERFORMANCE

Copies of the Energy Performance Certificates for the suites are attached to this brochure.

Full copies of the current Energy Performance Certificates and Recommendation Reports are available on request.

LEGAL FEES

The Licensee will be responsible for a contribution of £250.00 exc. VAT towards the Licensor's legal costs of granting the licence.

VIEWING

Contact Colin Heffer or Robert Wright at AWS on 0113 2351362 or Jason Schofield at Vickers Carnley on 01924 291500.

Details amended November 2014
SUBJECT TO CONTRACT