



**VINCENT HOUSE
WAKEFIELD
WF2 9SR**

OFFICE SUITES TO LET

254 - 770 SQ FT

GOOD TRANSPORT LINKS

TO LET



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AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

GET IN TOUCH



- 3 FLOORS OF PRESTIGIOUS OFFICES
- CITY CENTRE LOCATION
- VERY CLOSE TO THE TRAIN STATION
- FLEXIBLE MONTHLY TERMS
- FROM £40 PER WEEK

LEEDS = 12 MILES

MANCHESTER = 43 MILES

LIVERPOOL = 71 MILES

SHEFFIELD = 27 MILES

YORK = 33 MILES

Accommodation

Suite 1A:

325 sq ft/30.18 sq m.
OCCUPIED

Suite 1B:

370 sq ft/34.37 sq m.
AVAILABLE, £238.33 pcm

Suite 2:

770 sq ft/71.35 sq m.
OCCUPIED

Suite 3:

382 sq ft/35.49 sq m.
OCCUPIED

Suite 4:

649 sq ft/60.2 sq m.
OCCUPIED

Suite 5:

254 sq ft/23.6 sq m.
AVAILABLE, £180.00 pcm

Suite 6:

395 sq ft/36.7 sq m.
OCCUPIED

Suite 7:

311 sq ft/28.89 sq m.
AVAILABLE, £216.66 pcm

Pictures



Description

These office suites are situated in Vincent House, a grade II 1787 building.

Offering well-appointed accommodation, Vincent House is conveniently placed for the city centre and Westgate railway station.

The building has been subdivided to provide seven self-contained office suites, each with the benefit of WC and wash hand basin facilities.

Each suite is self-contained with economy 7 electric storage heaters, electrical points, door intercom system, WC facilities and the ability to install either traditional ADSL or fibre broadband.

Location

The property occupies a prominent position, close to Westgate Railway Station.

Westgate is one of Wakefield's main arterial roads leading in to the city centre.

A number of public car parks are available nearby.

Wakefield also has excellent links to the M1 and M62 motorway network via J39, J40 & J41 of the M1.

Details

Tenure

The suites are offered on a flexible Licence agreement which can be terminated on one month's notice. The Licence fee is exclusive of rates, service charge, VAT, electricity, water and communications contracts, and is charged monthly in advance.

Business Rates

Please make your own enquiries with the local authority.

T: 01977 727121

Details

Service Charge

A service charge is levied at 15% of the licence fee. This includes the cost of management, buildings insurance and maintenance for the common area i.e. heating, lighting and cleaning and is billed quarterly in advance.

Rental Bond

The Landlord requires a rental bond equivalent to 1 month's licence fee, which is returned at the end of the tenancy.

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