



holroyd miller

Commercial



TO LET

OFFICE BUILDING

CROSS STREET CHAMBERS, 10-14 CROSS STREET, WAKEFIELD WF1 3BW

PREDOMINATELY OPEN PLAN OFFICE SPACE SITUATED OVER TWO FLOORS WHICH CAN BE LET AS A WHOLE OR TWO SEPARATE FLOORS. SPACE AMOUNTING TO 249.99 – 499.99M²/ 2,691- 5,382FT²

RENT £25,000- £50,000 PER ANNUM (+ VAT)

01924 299494

DESCRIPTION

Cross Street Chambers comprises of two floors (first and second floor) of well-appointed office space above an established parade of shops in Wakefield City Centre. A shared foyer/ entrance provides both stair and lift access to the offices. The accommodation comprises two suites of 2691ft² which offer predominately open plan space with kitchen facilities.

Car parking is available by way of a separate license agreement with The landlord near the property.

LOCATION

The property is situated fronting onto Cross Street, which connects Northgate and Wood Street, near both the Ridings and Trinity Walk shopping centers. Wakefield City Centre is less than 3 miles east of the M1 motorway.

ACCOMMODATION

FLOOR	DESCRIPTION	SIZE
First Floor	Open plan offices and kitchen	250m ² /2691ft ²
SECOND FLOOR	Open plan offices with kitchen and 5 small private offices	250m ² /2691ft ²
W/C's	W/C facilities in the common areas.	
NET AREA		499.99m²/5,382ft²

BUSINESS RATES

We understand from the VOA website that the current rateables value is split into multiple assessments. The standard rating multiplier for the year 2022/2023 is 51.2p in the pound (0.512). More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website www.voa.gov.uk

VAT

We understand the property is presently elected for VAT.

PLANNING

The existing planning use is likely to fall within Class E of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves by way of enquiry to the Local Authority, Wakefield Metropolitan District Council that their proposed use is acceptable.

LEGAL COSTS

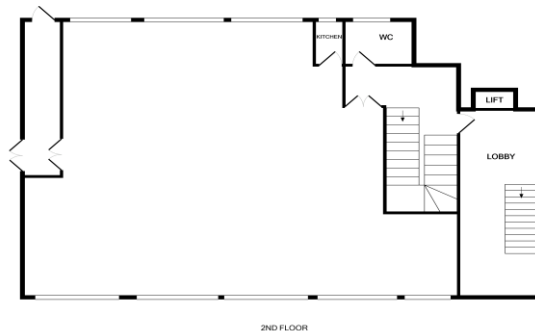
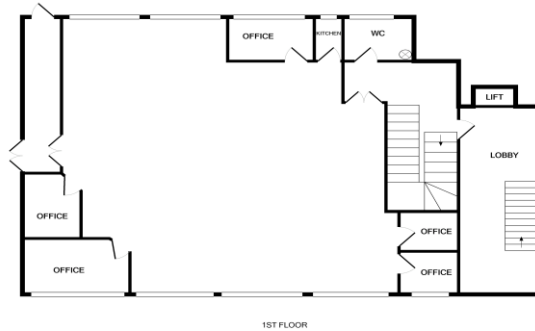
Each party will be responsible for their own legal costs.

SERVICE CHARGE

A service charge may be applicable, further details upon request.

VIEWING

By prior telephone appointment through the Agents. Contact: Lucy Hicken–Tel:01924 299494 (option3)
Email lucyh@holroydmiller.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, walls, ceilings and any other items are approximate and the responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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ENERGY EFFICIENCY RATING

First floor an Energy Efficiency Rating of B and second floor Energy Rating of C. A full report is available on request.



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