



holroyd miller

Commercial



TO LET

PLOUGHLAND HOUSE, 62 GEORGE STREET, WAKEFIELD WF1 1DL DETACHED PERIOD OFFICE BUILDING WITH PARKING

GRADE II LISTED GEORGIAN OFFICE BUILDING OFFERING QUALITY OFFICE SPACE ACROSS 3 FLOORS WITH ANCILLARY BASEMENT STORAGE AMOUNTING TO 558.1M²/ 6,001FT² WITH PARKING FOR APPROXIMATELY 20 CARS.

RENT £49,950 PA EXCLUSIVE

01924 299494

DESCRIPTION

Ploughland House is a detached Grade II listed Georgian built former residence which has been used as offices for many years. The accommodation offers accommodation of charm and character with a fit out for practical modern occupation. The building is surrounded on three sides by its own grounds with approximately 20 (5 tandem) parking spaces set out to front flank and rear. The offices are set out across ground, first and second floors together with useable basement storage.



There is an impressive front entrance with additional ramped rear access entrance and the accommodation, which is split into a variety of conference rooms alongside, general and private offices, has gas fired central heating and amounts to a net useable floor area 558.1m² / 6,001ft²



LOCATION

Situated within Wakefield City Centre the building has a prominent frontage to George Street over looking the main trunk roads around the city while also being a few hundred yards from both the main shopping centre.

Wakefield is a City within West Yorkshire having once comprised the administrative centre of the old County Borough. The Metropolitan district wide population was noted as 325,800 in 2011 Census. The City Centre is seven miles south of Leeds and enjoys excellent motorway access with junctions 41, 40 and 39 of the M1 within two miles and

Junction 30 of the M62 within 4 miles. Wakefield Westgate Station is a main stop on the East Coast rail line and London Kings Cross is approximately two hours away by train.

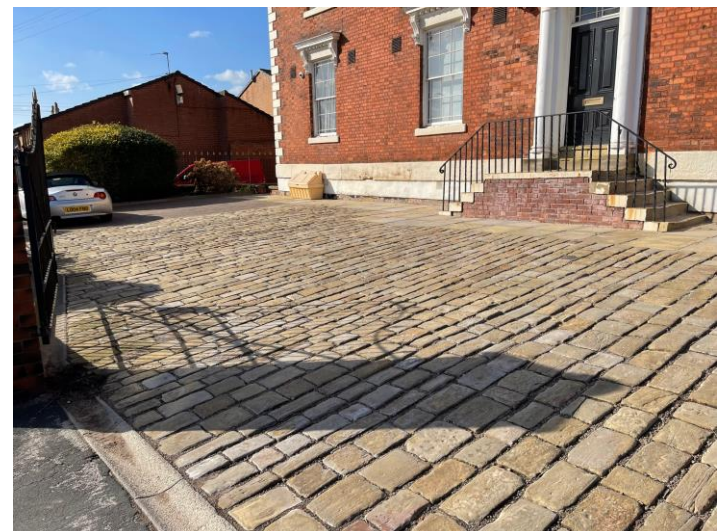
ACCOMMODATION

FLOOR	DESCRIPTION	SIZE
GROUND	Front and rear entrance points. 6 office areas, inner reception, alongside ladies and gents toilets, staff / kitchen area.	151.1m ² /1624ft ²
FIRST	5 office areas including corner conference room. Toilet and kitchenette.	180.1m ² /1937ft ²
SECOND	3 offices to the front of the building and toilets.	115.8m ² /1246ft ²
BASEMENT	Useful storage to the front of the building. Rear cellar space not measured.	111.1m ² /1194ft ²
NET AREA		558.1m ² /6001ft ²



GROUNDS

The building has parking areas to front, flank and rear with a mixture of cobbled, brick setts and tarmacadam finishes. There is space for approximately 20 cars assume 5 cars parked in tandem.



BUSINESS RATES

The property has a rateable value of £28,750. The standard rating multiplier for the year 2023/2024 is 51.2p in the pound (0.512). The small business multiplier is 49.9p in the pound (0.499). More information in respect of rates can be obtained from the appropriate Local Authority.

VAT

The property is not 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 that their proposed use is acceptable by way of enquiry to the Local Authority, Wakefield Metropolitan District Council on 0345 850 6506, ask for Planning.

LEASE TERMS

The property is available on a new lease for a term of 5 years or multiples thereof at an initial rental of £49,950 per annum. The tenant will be responsible for all outgoing and the repair and maintenance of the building together with reimbursement of the cost of maintaining buildings insurance.

LEGAL COSTS

The tenant will be responsible for the landlord's reasonable legal costs for preparation of the lease.

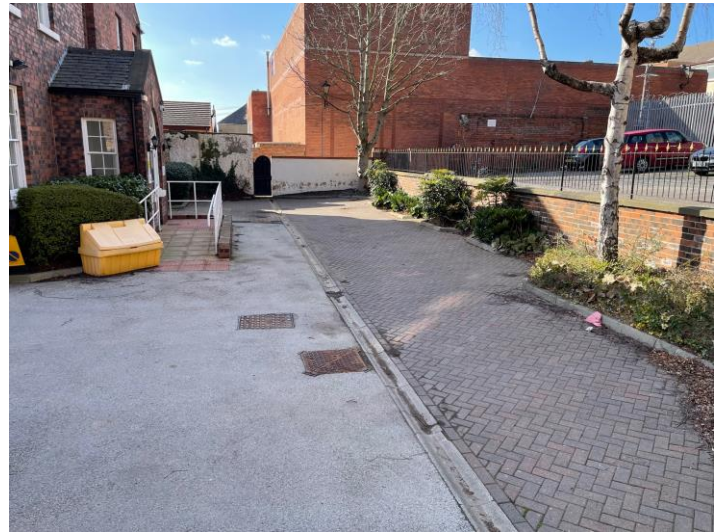
ENQUIRIES AND VIEWINGS

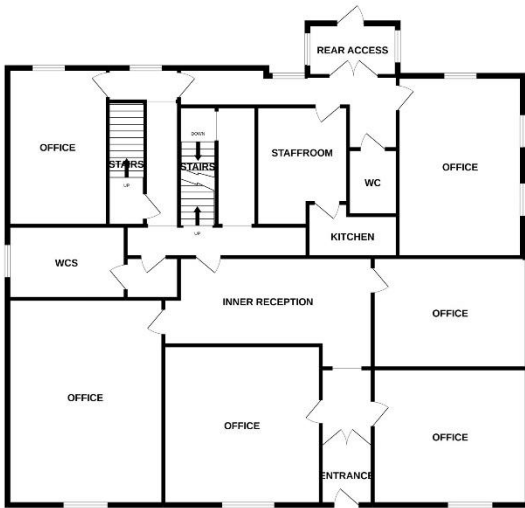
By prior telephone appointment through the Agents.
Contact:

Jonathan Kidd – Tel: 01924 484961
Email: jonathan@holroydmiller.co.uk

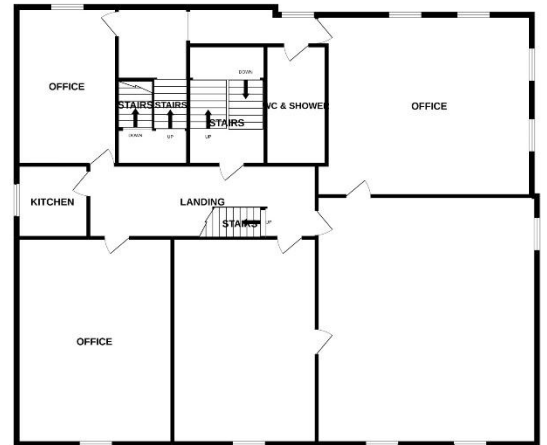
ENERGY EFFICIENCY RATING

The property has an Energy Efficiency Rating of D/80. A copy of the certificate is available on request.

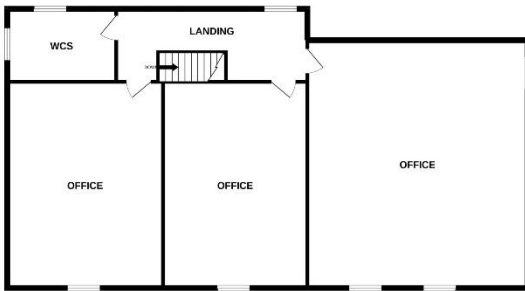




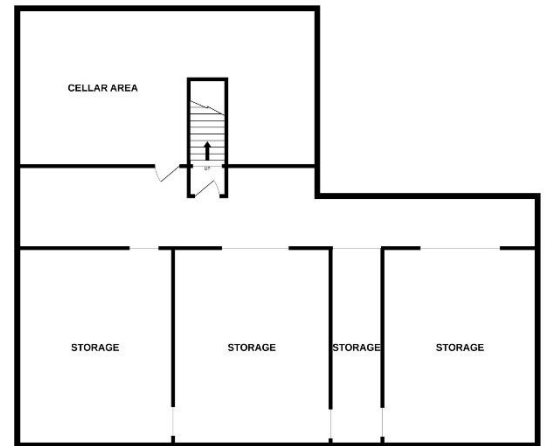
GROUND FLOOR



1ST FLOOR



2ND FLOOR



BASEMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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