



FOR SALE/MAY LET **Self Contained Office Building**

**15-17 Cheapside
Wakefield
West Yorkshire WF1 2SD
419.92 sq m (4,520 sq ft)**



**PRICED REDUCED BY £100,000
TO £300,000**

Location

The property is prominently located on Cheapside within Wakefield city centre. The surrounding area comprises the traditional office core together with residential and leisure uses.

This attractive converted property occupies a prime position in the heart of Wakefield centre, in close proximity to the central retail district and adjacent to Westgate.

The premises have excellent transport links, with Leeds and the national motorway network easily accessible by road and the rail and bus terminals both within walking distance.

Description

15-17 Cheapside comprises an attractive warehouse conversion property offering accommodation over basement and three upper floors. The building has been converted to provide arrange of open plan and cellular office space which benefits from the following:

- Original features
- Carpeting throughout
- Suspended ceilings in part
- Electric heating
- Male and female W.C. facilities at each level
- Recessed and feature lighting
- Kitchen

Use

The property is currently utilised as B1 offices.

Car Parking

Car parking is available in the public car parks to the front and rear of the premises with contract spaces being offered in the latter.

Rates

We have been verbally informed that the rateable value is £32,750. We advise interested parties to make their own enquiries.

Accommodation

Basement	52 sq m	560 sq ft
Ground Floor	118 sq m	1,267 sq ft
First Floor	126 sq m	1,352 sq ft
Second Floor	125 sq m	1,341 sq ft

Total **421 sq m** **4,520 sq ft**

Viewing

To arrange a viewing or for further information, please contact the sole letting agents BNP Paribas Real Estate, Capitol House, Russell Street, Leeds LS1 5SP

FAO: Michael Leonard/Iain Cairns on 0113 242 0044

