



TO LET

OFFICE SUITE

869.4 SQ. FT. (80.77 SQ. M.)

SUITE 4, THIRD FLOOR, CENTRAL BUILDINGS, WAKEFIELD, WF1 1HB

- **Open plan office suite located in Central Buildings benefitting from shared Kitchenette, W/C and lift facilities**
- **Potential for 100% Small Business Rate Relief to qualifying occupiers**
- **Situated in Wakefield Town Centre**
- **Flexible terms available**

RENTAL £4,300.00 per annum, exclusive of service charge, VAT and business rates

DESCRIPTION

The premises, an open plan office suite located in Central Buildings, Wakefield town centre.

The suite benefits from shared kitchenette, W/C and lift facilities.

ACCOMMODATION

Suite 4 is located on the third floor of Central Buildings.

Total floor area: 869.4 SQ. FT. (80.77 SQ. M.)

SERVICES

Mains electric, water and drainage.

BUSINESS RATES

Rateable Value: £6,700

Uniform Business Rate 2019/2020: 49.1 in the £

Under current legislation, up to the 31st March 2019, properties with rateable values less than £12,000 are exempt from business rates. This is subject to review by the Local Authority on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

TENURE

LEASEHOLD

Full vacant possession available on completion

LEASE TERMS

The property is offered for a term to be negotiated on a full repairing and insuring basis at a rental of **£4,300 per annum**, exclusive of service charge VAT and business rates, payable quarterly in advance by standing order.

RENTAL

£4,300 per annum exclusive

RENTAL BOND

A rental bond equivalent to 3 months rental is payable on completion of the lease.

SERVICE CHARGE

A Service Charge is in operation at Central Buildings. Further information upon request.

VAT STATUS

VAT is applicable on the rent.

LEGAL COSTS

Each party is to bear their own legal costs in the transaction.

PLANNING

B1 (Office)

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating to be confirmed.

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

Ref. No. C2803



Wilbys Chartered Surveyors
6A Eastgate, Barnsley S70 2EP
Tel: 01226 299221 | Fax: 01226
732700
Email: contact@wilbys.net