

ARMITAGE HOUSE



THORPE LOWER LANE, ROBIN HOOD, WAKEFIELD, WF3 3BQ

Keyline for identification purposes only.

FOR SALE

RARE SELF-CONTAINED HQ OFFICE ON EXTENSIVE SITE WITH GENEROUS PARKING
ALTERNATIVE USE POTENTIAL (STP)

10,113 SQ FT + APPROX. 60 CAR PARKING SPACES



LOCATION

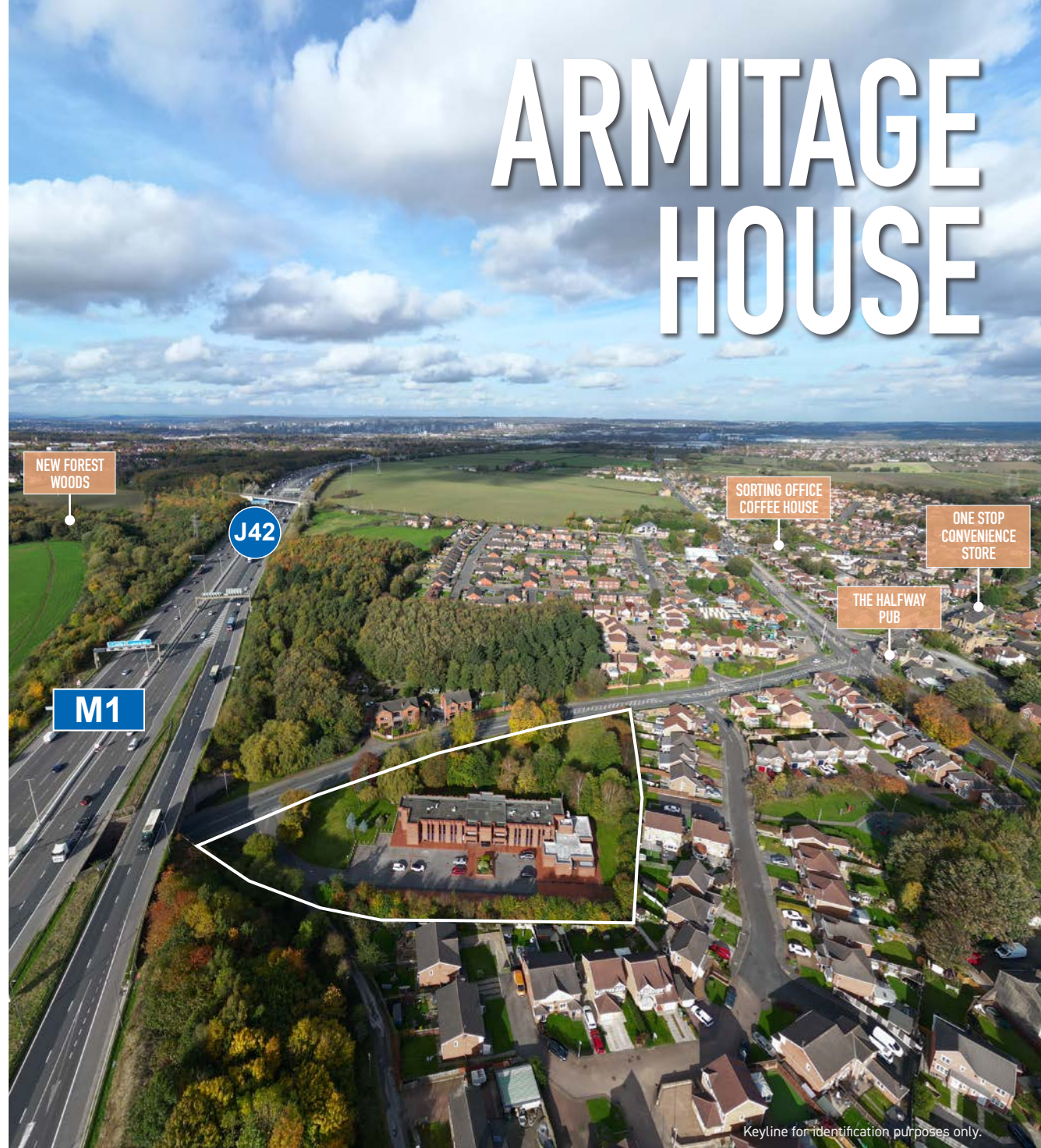
Armitage House is located in Robin Hood village, on the border of Leeds and Wakefield and neighbouring Rothwell.

The site has excellent arterial connections with Junction 42 of the M1 and Junction 30 of the M62 motorway networks in close proximity, ensuring easy access to both Leeds (16 minutes) and Wakefield (15 minutes) City Centres.

Within walking distance, there are several amenities, including The Halfway Robin Hood, The Sorting Office Coffee House, and a One Stop Convenience Store.

To the west of the M1, New Forest Woods offers a network of footpaths and bridleways with multiple access points for the community to enjoy.

A 2-kilometre paved loop winds through the woodlands, perfect for a leisurely 30-minute walk or a more vigorous 15-minute run, along with a bike trail for those looking to explore.



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DESCRIPTION

Armitage House comprises a purpose-built two-storey HQ office building (constructed in 1981) set within a generous car park and attractive landscaped grounds.

THE PREMISES IS OFFERED WITH FULL VACANT POSSESSION.

The building has large, rectangular shaped floor plates, which are easy to carve up and fit out, with wings either side of the main entrance and feature stair core. The ground floor footprint is larger than first floor and includes a separately accessed storage room.

The premises are currently fitted out for office use, however, could be refurbished to allow for an alternative use (STP). The fit out currently includes numerous meeting rooms, private offices, training rooms, storerooms and communal kitchens with breakout.



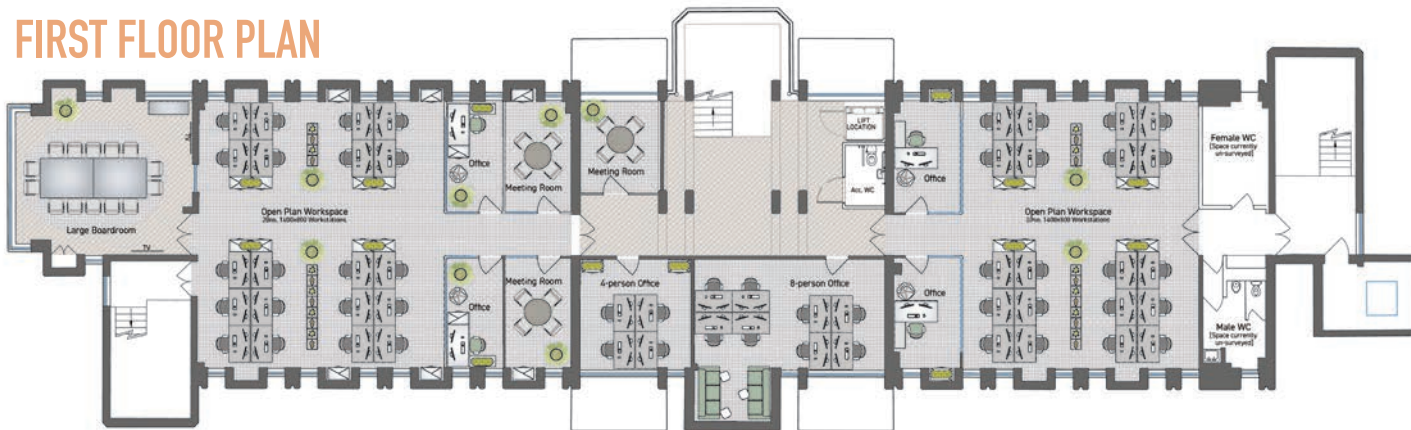
SPECIFICATION

- Rectangular shaped floorplate easy to carve up & fit out
- Current fit out includes meeting rooms, private offices and open plan workspaces across ground and first floors
- Feature 1st floor Boardroom
- Fitted kitchens with breakout
- LED & CAT II lighting
- Air conditioning with Clean Air System
- 3-phase electricity and own substation
- Perimeter trunking
- 44x dedicated car parking spaces / overflow parking for c.16 vehicles
- Well located with excellent access to both M1 / M62

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INDICATIVE OFFICE LAYOUTS

FIRST FLOOR PLAN



Open Plan Office with 20 workstations
2 No. Cellular Offices
1 No. 14 Person Boardroom
2 No. 4 Person Meeting Rooms

Open Plan Office with 20 workstations
2 No. Cellular Offices

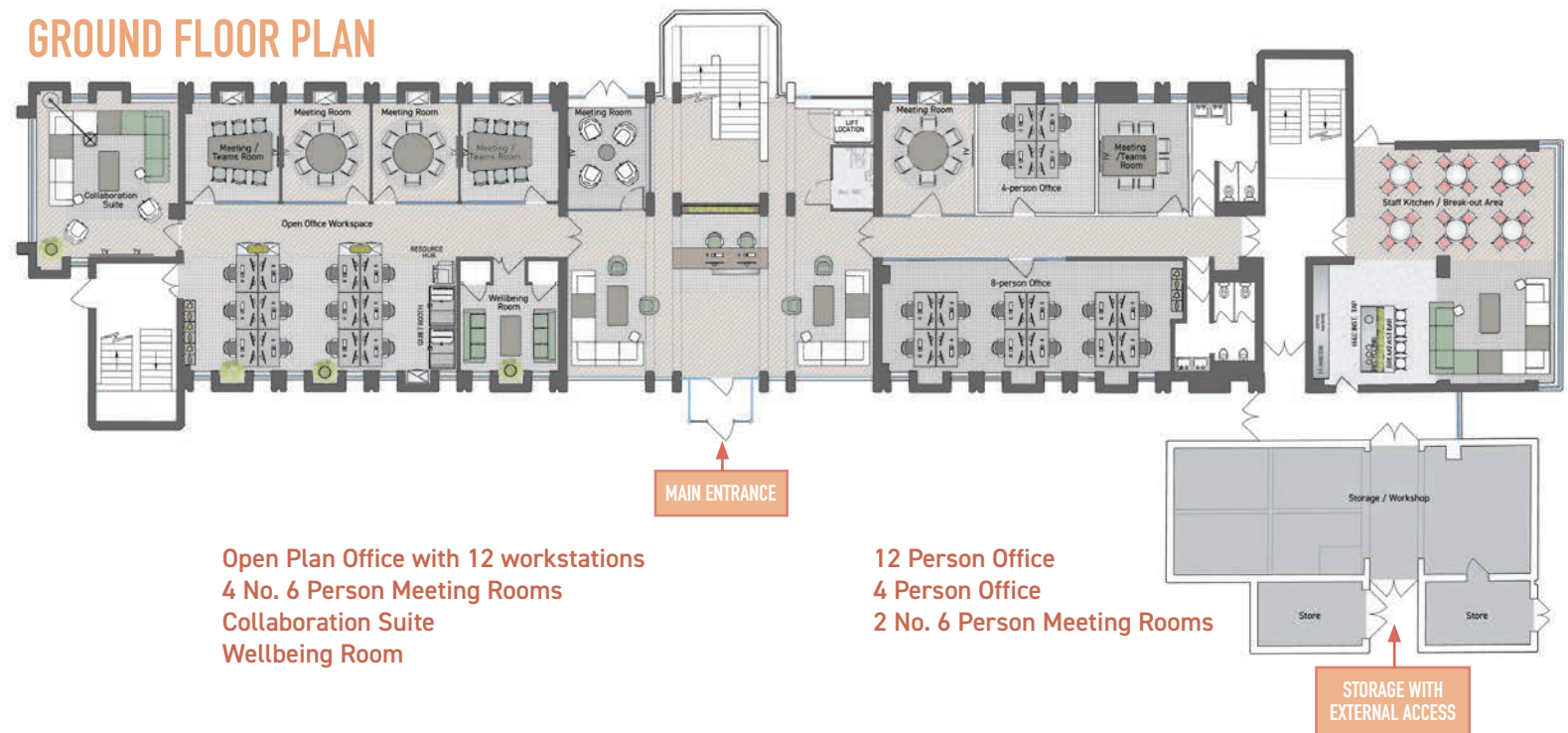


ACCOMMODATION

The available accommodation has been measured to provide the following approximate net internal floor areas:

NIA	Sq M	Sq Ft
Ground Floor	554.3	5,966
First Floor	385.25	4,147
TOTAL	939.55	10,113

GROUND FLOOR PLAN



Open Plan Office with 12 workstations
4 No. 6 Person Meeting Rooms
Collaboration Suite
Wellbeing Room

12 Person Office
4 Person Office
2 No. 6 Person Meeting Rooms

STORAGE WITH
EXTERNAL ACCESS

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REFURBISHMENT
OPPORTUNITY

A modern reception area with a curved wooden herringbone floor. On the left, a man and a woman sit on a white sofa with a small round table. A large potted plant stands next to them. On the right, a reception desk with a white marble top and a wooden base is staffed by a woman. Behind the desk is a large green living wall. The ceiling features exposed wooden beams and modern lighting.

GROUND FLOOR – RECEPTION

Indicative CGI.

An open-plan office space with a wooden herringbone floor. Rows of desks with white and grey cabinetry are equipped with computers and ergonomic chairs. Large windows on the right side provide natural light and views of the outside. A glass-walled corridor is visible on the left.

FIRST FLOOR – OPEN OFFICE AREA

Indicative CGI.

ARMITAGE
HOUSE

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PRICE

Offers in the region of **£1,200,000** are invited to purchase the freehold interest in the property, reflecting a capital value of **£118.66 per sq ft**.

TENURE

The property is held freehold under title number WYK592514.

THE PROPERTY

The property currently has a Rateable Value of £90,500 and we estimate rates payable to be approximately £4.30 per sq ft. Interested parties are advised to make their own enquiries with the local authority.

ANTI-MONEY LAUNDERING

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

MISREPRESENTATIONS ACT

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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EPC

The property has an EPC rating of B (44). A full copy of the certificate is available on request.

VAT

The property is registered for VAT purposes.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

For any further information or to arrange a viewing please contact the sole selling agents:

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