19 CHEAPSIDE

WAKEFIELD, WF1 2SD







TO LET

From 1,119 sq ft to 6,580 sq ft
Available as a whole, individual floors, or combinations of floors

CHARACTER OFFICE SPACE

with on-site parking

19 CHEAPSIDE
WAKEFIELD, WF1 2SD



DESCRIPTION
An attractive Grade II Listed former warehouse dating from around 1802, providing approximately 6,580 sq ft of distinctive office accommodation.

The light and airy space retains a wealth of original features, including exposed brickwork, timber beams and historic warehouse detailing, creating a unique working environment with genuine character. An ideal alternative to conventional office space for occupiers seeking individuality and heritage within a city centre setting.

FLOOR AREAS

Lower Ground	**-**	**1,119 SQ FT**
Ground Floor	**-**	**1,281 SQ FT**
First Ground	**-**	**1,405 SQ FT**
Second Floor	**-**	**1,404 SQ FT**
Third Floor	**-**	**1,371 SQ FT**
TOTAL		**- 6,580 SQ FT**

CAR PARKING
The building offers 2 car parking spaces

LOCATION
Occupying a prominent position on Cheapside in Wakefield city centre, the property is within a short walk of Wakefield Westgate Station, providing excellent connectivity. The building benefits from 2 on-site parking spaces, nearby public car parks, and access to the city's retail, leisure and amenity facilities.

TERMS
The accommodation is available by way of a new lease on flexible terms at a quoting rent of £13 sq ft, either as a self-contained building of 6,580 sq ft, or with flexibility to let individual floors or combinations of floors.
The lower ground floor can also be offered separately as a self-contained suite with its own independent entrance from Carter Street.

VIEWING
To arrange a viewing or for further information please contact WSB:

Contact: Robin Beagley
rbeagley@wsbproperty.co.uk
Mob: 07733 895927

PROPERTY CONSULTANTS
wsb
www.wsbproperty.co.uk
0113 234 1444

DISCLAIMER
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars