

# MERCHANT GATE

2 BURGAGE SQUARE

— WF1 2TS —

6,683 SQ FT

MODERN OFFICE ACCOMMODATION

# Relocate to the Gate

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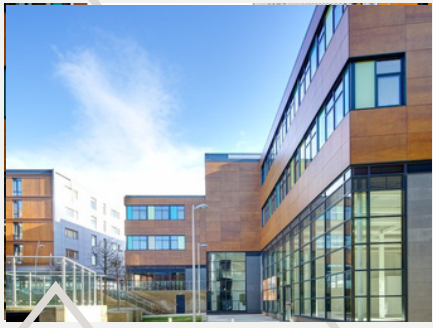
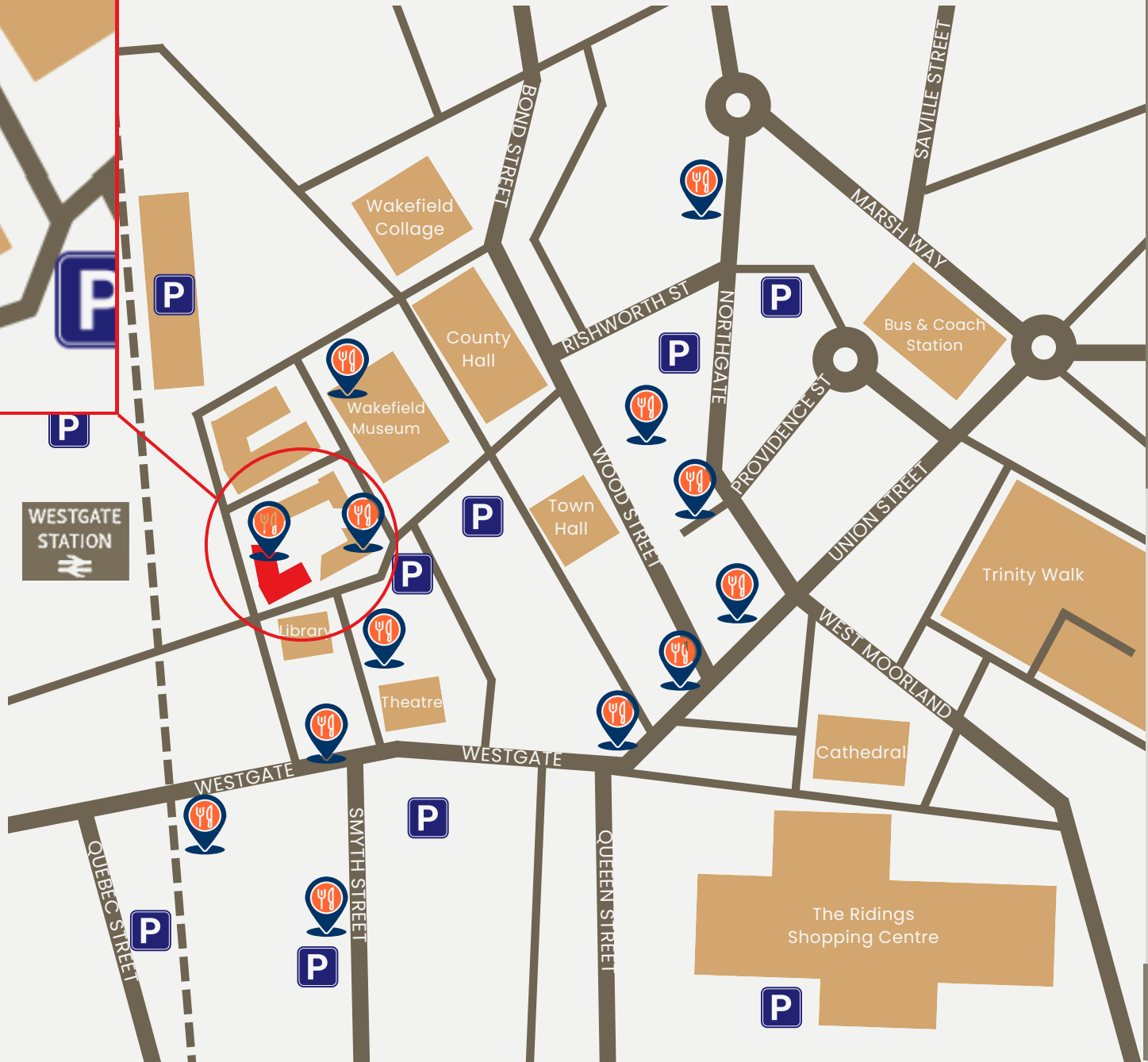
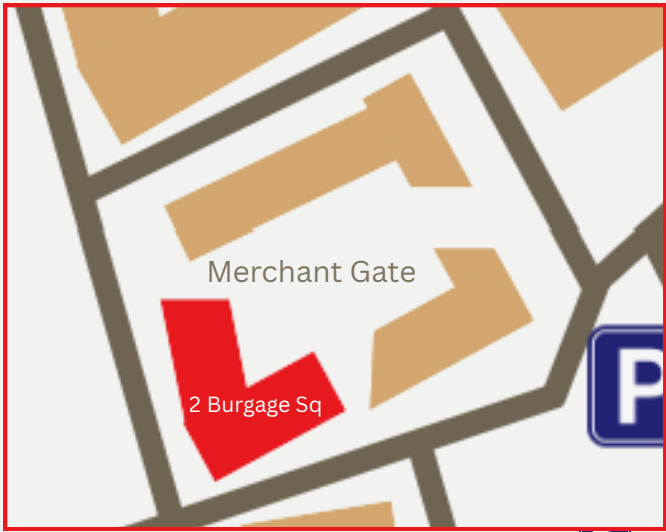
Merchant Gate occupies an unrivalled location in Wakefield, immediately adjacent to Wakefield Westgate Train Station, which has an annual passenger flow of 2.2 million per year.

The development benefits from active street-level uses including, Estabulo and a convenience store coming soon on the ground floor of 2 Burgage Square.

Also located within the immediate vicinity is the 1,451-space car park, Strata residential development comprising 116 new homes, the 123,000 sq. ft. Civic offices, Wakefield college with over 10,000 students and the Performing Arts School which accommodates 500 students.



# Location, location, location...



# Discover Your Space



Merchant Gate comprises an ideal mix of office and retail accommodation across a number of buildings and surrounding a landscaped public realm. The open plan accommodation is offered with the benefit of fully fitted kitchen and high quality, glazed meeting rooms.

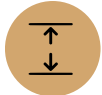
## SPECIFICATION



24/7 ACCESS



LED LIGHTING



RAISED FLOORS



ONSITE PARKING



FITTED KITCHEN



DDA ACCESSIBLE



AIR CONDITIONED



LIFT ACCESS



A better place to be

INSERT FLOORPLAN

**Second Floor**

6,683 sq ft



WAKEFIELD

MERCHANT GATE

# GET IN TOUCH

For more information

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