



The Woolstapler

8 Cheapside, Wakefield, WF1 2SD

To Let - An attractive self-contained period office property located in the heart of Wakefield city centre

1,436 sq ft
(133.41 sq m)

- Well appointed office space
- Attractive period features including exposed timber trusses
- Central location - close to Westgate Station & public parking
- Self-contained accommodation over 4 floors
- Available by way of a new lease

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Summary

Available Size	1,436 sq ft
Rent	£12 per sq ft
Rates Payable	£2.50 per sq ft Based on 1 April 2023 assessment - no rates payable by qualifying businesses
Rateable Value	£7,200
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Woolstapler is an attractive period property offering fully refurbished self-contained office space extending to approximately 1,436 sq ft over 3 floor plus basement. The building incorporates original features such as exposed timber beams and trusses that help create an interesting and creative workspace.

The property includes a reception area, spacious office suites on 3 floors together with a kitchen, WC and storage facilities.

The property benefits from gas central heating, security alarm system, suspended ceilings with modular lighting and features a high vaulted ceiling with exposed roof beams to the fully open plan 2nd floor.

Location

The property is conveniently located on Cheapside in the heart of Wakefield city centre, in an area popular with legal and professional organisations. There are a number of public car parks nearby and the property is less than 5 minutes walking distance from Westgate Railway Station.

Accommodation

The accommodation comprises the following areas:

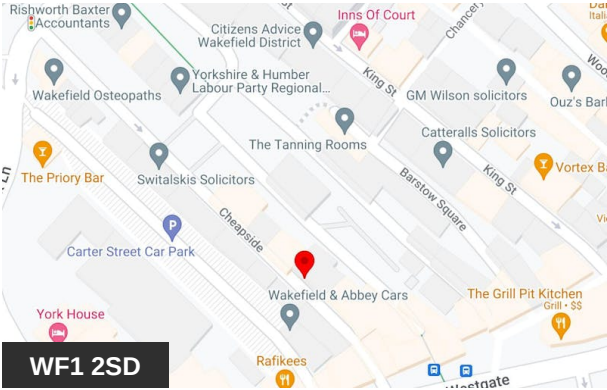
Name	sq ft	sq m	Availability
Lower Ground - Store Room & Kitchen	320	29.73	Available
Ground - Office & Reception	366	34	Available
1st - Office	290	26.94	Available
2nd - Office	460	42.74	Available
Total	1,436	133.41	

Viewings

Viewings are available via prior arrangement.

Terms

The Woolstapler is available to let by way of a new full repairing and insuring lease on terms to be negotiated at a rent of £17,232 per annum (£12 per sq ft).



Viewing & Further Information



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