

5 | South Parade

(& George Street)
Wakefield | WF1 1LR



TO LET

PERIOD & MODERN
OFFICE BUILDINGS

3,116sq ft – 10,663sq ft
(289.476m² – 990.637m²)
+ CAR PARKING



The subject property is located to the south of **Wakefield City Centre** lying upon the northern side of **South Parade** and having a rear frontage to **George Street**. This central location affords the property **excellent access** both on foot and by car to the City's nearby amenities as well as **Westgate Railway Station**, which in turn provides direct links to both the regional and national conurbations including **London Kings Cross**. Access to principle arterial routes is similarly good: the **A61 is located just ¼ mile to the east of the property**; whilst the **A638, A642 and A636 Denby Dale roads** are within a similar distance to the south and west.



DESCRIPTION

The property comprises a most substantial four-storey (including basement) Grade II Listed Georgian red brick former town house within a terrace of similar properties located within the South Parade Conservation Area. Whilst originally constructed for residential purposes, in more recent decades the properties within the terrace have been used for a wider variety of uses including offices. The subject property has been both sympathically modernised and substantially extended. Internally, the property is arranged to provide a series of well proportioned private and general office areas, whilst the basement provides for a large file store fitted out with specialist racking. Toilet and kitchen facilities are provided.

SERVICES

All mains services are connected or available. The property has the benefit of a gas fired central heating system within each element.



ACCOMMODATION

LOCATION	SOUTH PARADE		GEORGE STREET		COMBINED AREAS	
	SQFT	SQM	SQFT	SQM	SQFT	SQM
Basement/Lower GF	1,705	158.398	738	68.560	2,443	226.958
Ground Floor	2,046	190.078	1,191	110.646	3,237	300.724
First Floor	1,940	180.231	1,187	110.270	3,127	290.501
Second Floor	1,856	172.454			1,856	172.454
TOTALS	7,547	701.161	3,116	289.476	10,663	990.637



PARKING

In addition to the on road parking available immediately on South Parade, the premises have the added benefit of two areas of private off-road parking, which can accommodate up to 10 cars.

RATES

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D (83).

TERMS

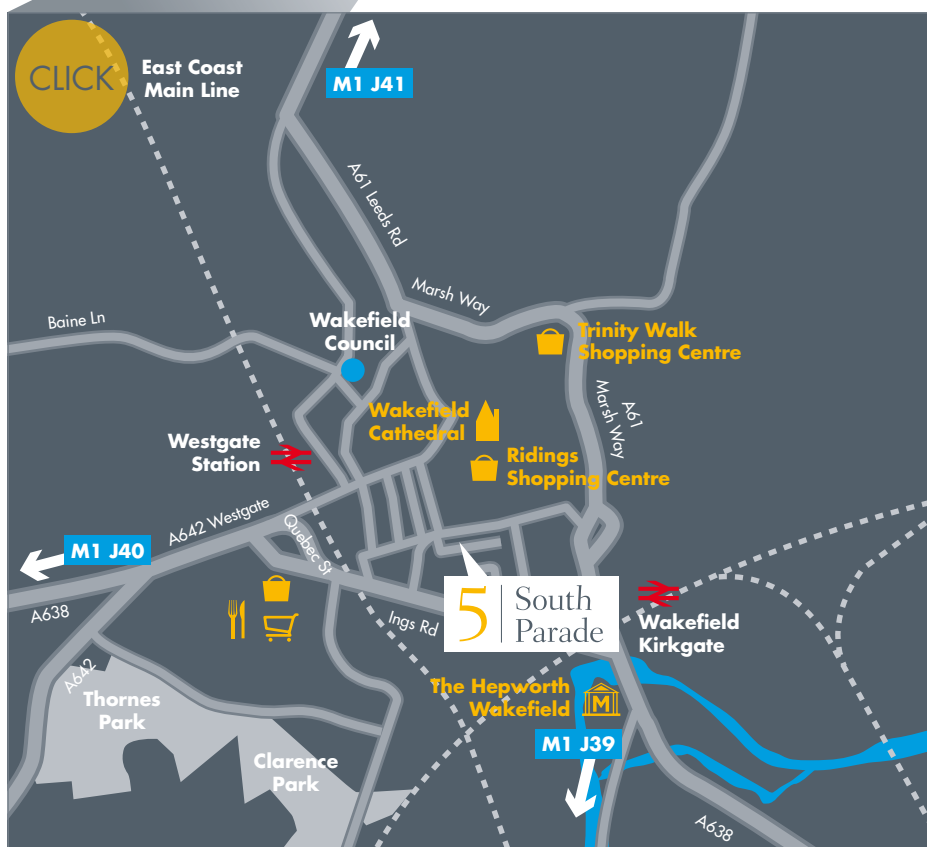
The property is available as a whole or in part upon leasehold terms. Rent upon application.

VAT

All offers are to be exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party to bear their own costs in the transaction.



VIEWING & FURTHER INFORMATION

By arrangement through joint letting agents:

 **Knight Frank**
0113 246 1533
KnightFrank.co.uk

Elizabeth Ridler
elizabeth.ridler@knightfrank.com

 **THE SHERWIN CONSULTANCY**
COMMERCIAL PROPERTY CONSULTANTS
01924 386071
www.sherwinconsultancy.co.uk

Steve Gibbins
steve@sherwinconsultancy.co.uk

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