



Bowcliffe

**GRADE II LISTED
PERIOD OFFICES
TO LET**

7,492 Sq Ft (696 Sq m)



**CHURCH HOUSE
1 SOUTH PARADE
WAKEFIELD
WF1 1LP**

LOCATION

The property is situated in Wakefield city centre on South Parade.

DESCRIPTION

An end of terrace period property, Grade II Listed, providing cellular office accommodation over 3 floors, with useful cellar.

The property benefits from a large car park with parking for approximately 25 vehicles.

ACCOMMODATION

The property provides the following floor areas, measured in accordance with IPMS;

Ground	1,841sq ft	171sq m
First	2,260sq ft	210sq m
Second	1,647sq ft	153sq m
Cellar	1,744sq ft	162sq m



TERMS

The property is available on a short term, flexible basis.

RENT

From £7.00psf exclusive.

EPC

The property does not have an EPC.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is not registered for VAT and VAT will therefore not be chargeable on the rent.

BUSINESS RATES

The property is not assessed for rating purposes.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole letting agent, Bowcliffe.

Tel: 0113 245 2452/ 07973 833085

Contact: Jeff Robertson
jr@bowcliffellp.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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