



## Unit 7 Clarke Hall Farm

Aberford Road, Wakefield WF1 4AL

### PROPERTY FEATURES

- High quality office accommodation
- Converted former farm buildings
- Approx 526 sq ft over 2 floors
- 4 allocated parking spaces
- Suitable for a variety of businesses
- Within easy reach of motorway networks
- Close to Wakefield City Centre
- Located opposite Pinderfields Hospital
- Flexible lease terms
- Available immediately



**01924 200101**

**Annual Rental Of £6,000**

## DESCRIPTION

Now available to let is this prestigious self contained office within an exclusive development of high quality converted former farm buildings set in the grounds of Clarke Hall. The gas centrally heated office premises provide well presented accommodation over 2 floors with 4 allocated parking spaces. For all enquiries call FSL Estate Agents on 01924 200101.

## ACCOMMODATION

The office accommodation comprises on the ground floor; entrance, open plan office / reception space with kitchenette, and further private office. On the first floor; landing, WC and private office with store room. Outside; 4 allocated parking spaces.

## SIZE

Net internal floor area of 48.9 m<sup>2</sup> / 526 sq ft as noted on the VOA rateable value details. Please also refer to the floor plan for approximate room sizes.

## LEASE TERMS

The premises are available on a new FRI lease for term of years to be agreed. In addition to the rental there will be a service charge contribution towards the upkeep of the carpark and external lighting equivalent to 8% plus VAT of the annual rental and buildings insurance contribution (currently £121 per annum).

## VAT

The rental and service charge will be subject to VAT at the standard rate.

## RATEABLE VALUE

The rateable value effective from 1st April 2017 is £8600. Note, this is not the amount you would pay but the value used to calculate the business rates payable. Businesses using this property as their only premises will be entitled to claim Small Business Rate Relief on this property.

## VIEWING

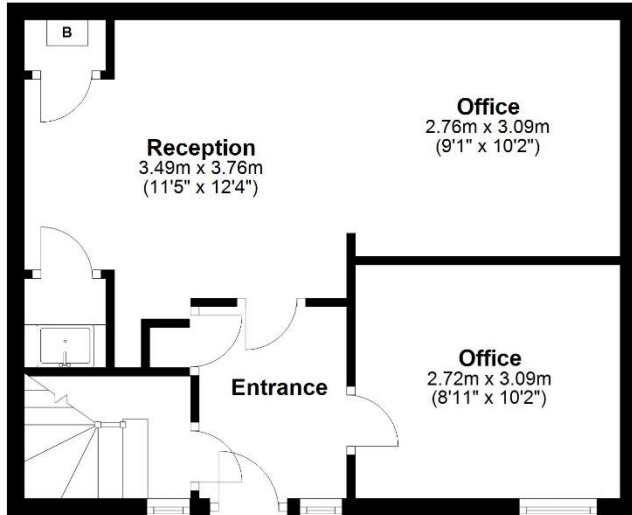
For further information and to arrange a viewing, call our friendly commercial lettings team on 01924 200101.





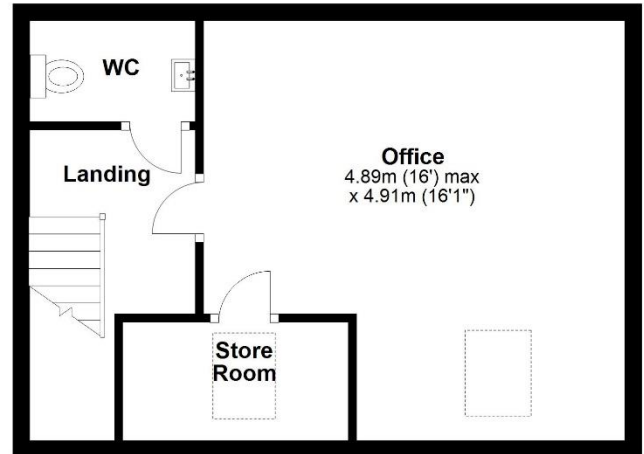
### Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



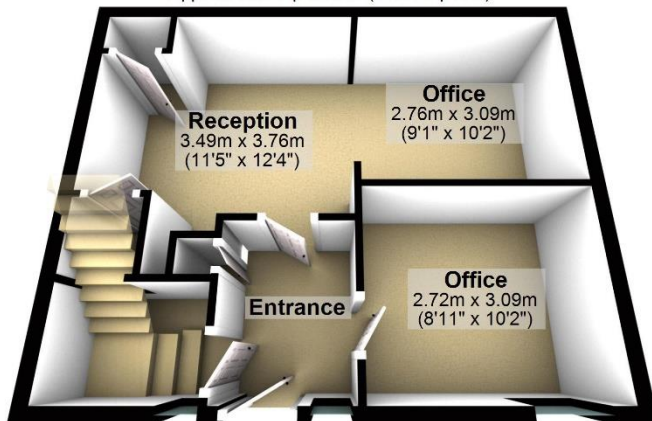
### First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



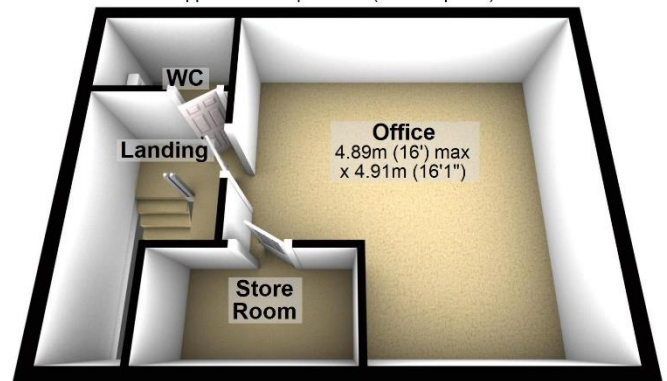
### Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



### First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



7 Clarke Hall Farm, Aberford Road, Wakefield

## IMPORTANT NOTICE

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



For further information and to arrange a viewing contact FSL Estate Agents

Telephone **01924 200101**

**PRS** Property Redress Scheme



FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW

Tel / Fax: 01924 200101 Web: [www.fslestateagents.com](http://www.fslestateagents.com) E-mail: [enquiries@fslea.com](mailto:enquiries@fslea.com)

FSL Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. FSL Estate Agents, for themselves and for the vendors or lessors of this property whose agent they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of FSL Estate Agents has any authority to make or give representation of warranty in relation to this property.