



Suite 2 at The Gaslight

Lower Warrengate, Wakefield WF1 1SA

PROPERTY FEATURES

- First floor office suite
- £820/month excluding utilities
- Set within prestigious historic building
- Approx 600 sq ft / 55.9 m² net internal space
- 2 allocated parking spaces within private carpark
- Electric gates and 24hr CCTV
- Additional spaces available by separate negotiation
- Wakefield City Centre location
- Easily accessible by road and rail
- Available now on flexible lease terms



01924 200101

Monthly Rental Of £820





THE GASLIGHT OFFICE LAYOUT

OFFICE SUITE 2

Available to let on flexible terms and inclusive of parking is this high quality 600 sq ft first floor office suite located within the historic and prestigious Gaslight building. The suite comprises a large open plan office and smaller adjoining private office. 2 allocated parking spaces are included within the private gated carpark which has electric gates and 24 hour CCTV coverage. The office suite would be suitable for a variety of business or professional uses with the option of additional parking spaces being available. Contact FSL Estate Agents for further information.

LOCATION

The Gaslight is situated on Lower Warrengate within Wakefield City Centre and backing onto the new Trinity Walk shopping centre. This location provides easy access to Westgate and Kirkgate railway stations, Wakefield bus depot and the M62 and M1 motorway networks.

SIZE

The net internal floor area of this office suite extends to approximately 602 sq ft (55 m²). Please refer to the floor plan which details the layout and location within the building of Suite 2.

LEASE TERMS

Flexible lease terms to include rental of the office and 2 allocated parking spaces. Minimum 1 year term however longer term preferred. Additional parking spaces are available by negotiation. Note that the advertised rent excludes utility usage which is metered for each suite and a contribution towards annual buildings insurance (currently £350).

RATEABLE VALUE

The rateable value is £7000 effective from 1st April 2023. This is not the amount payable but the value used to calculate the annual business rates. Eligible businesses would be entitled to 100% business rate relief on this office suite.

VAT

The rent will be subject to VAT at the standard rate.

VIEWING

For more information and to arrange a viewing contact our friendly team on 01924 200101.

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**



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