



## Unit 4 Clarke Hall Farm

Aberford Road, Wakefield WF1 4AL

### PROPERTY FEATURES

- High quality office accommodation
- Converted former farm buildings
- Approx 795 sq ft incl storage mezzanine
- 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
- Available on flexible lease terms
- Available immediately



**01924 200101**

**Annual Rental Of £8,000**



## 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 plus additional mezzanine storage area and 4 allocated parking spaces. For all enquiries call FSL Estate Agents on 01924 200101.



## ACCOMMODATION

The office accommodation comprises on the ground floor; entrance lobby, reception area, 2 private offices, WC and kitchen. On the first floor, landing, WC, open plan office with mezzanine storage. Outside; 4 allocated parking spaces.

## SIZE

Net internal floor area of 73.8 m<sup>2</sup> / 795 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 £178.50 per annum).

## VAT

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



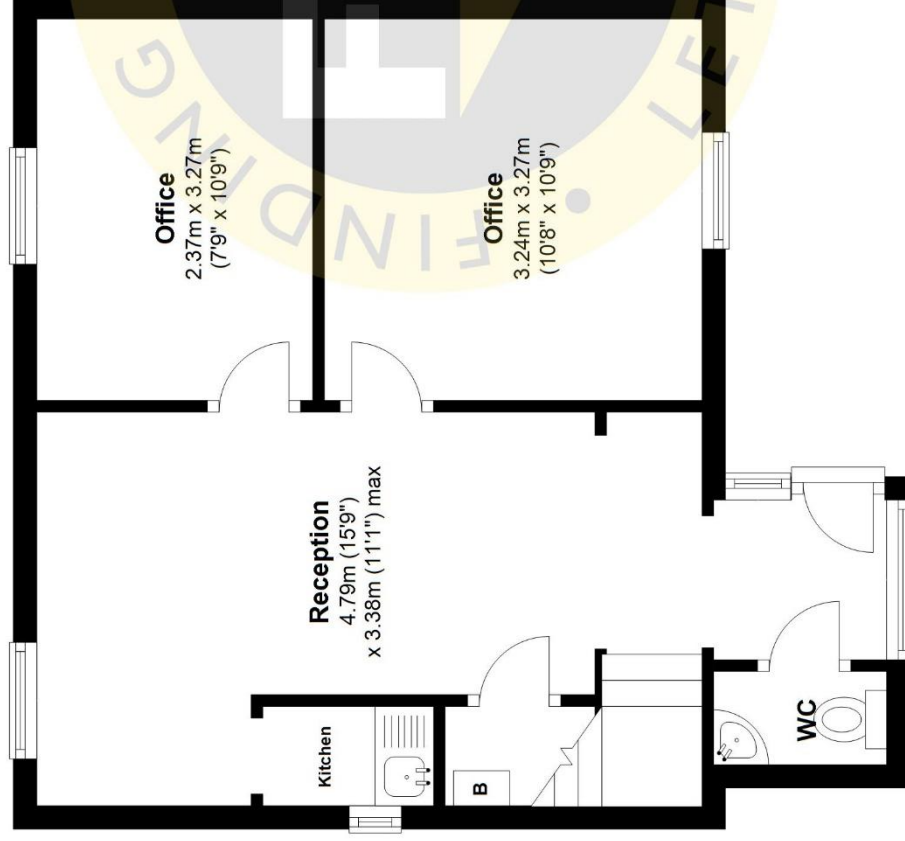
## RATEABLE VALUE

The rateable value effective from 1st April 2017 is £8200. 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.



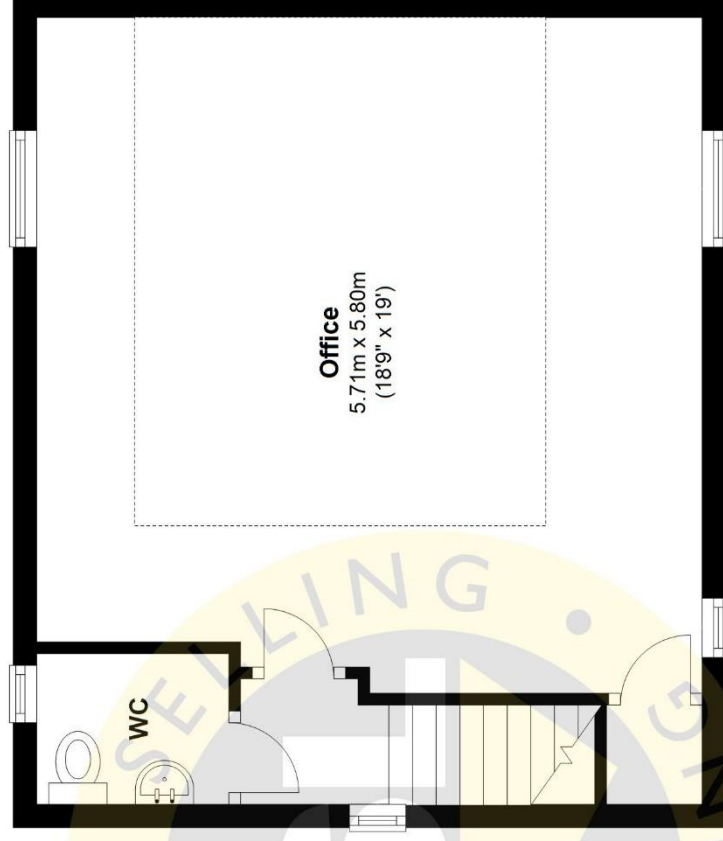
## Ground Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



## First Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



## VIEWING

For further information and to arrange a viewing, call our friendly commercial lettings 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**

**PRS** Property Redress Scheme



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