



2 Bond Terrace, Wakefield

A rare opportunity to purchase prestigious freehold office accommodation overlooking Castrop Rauxel Square in the heart of Wakefield city centre, an area which has recently been the subject of extensive restoration. The property is believed to date back to the early 19th century and is one of a row of 4 grade II listed former townhouses. Arranged over 4 floors it offers approximately 2700 sqft (250 sqm) of accommodation which is predominantly office space with kitchen, storage and toilet facilities. It is of predominantly brick construction under a pitched slate roof with attractive stuccoed frontage to the ground floor level. It retains many period features including coved ceilings and sash windows with the main first floor office being particularly impressive. Externally it benefits from a parking area at the rear.

Accommodation:

GROUND FLOOR

Entrance Lobby

Steps lead up to the solid wooden front entrance door and into the lobby. A further etched glass door leads into the entrance hall.

Hall

Opens into the reception office.



Reception Office 17'5" x 14'9"

A welcoming reception which features a tall sash window to the front overlooking the square, high coved ceiling and 2 central heating radiators.



Lobby

With stairs leading up and down (featuring a wrought iron balustrade and wooden handrail) and central heating radiator.



Rear Office 14'9" x 13'9"

With high coved ceiling, window to the rear, chimney breast with built in cupboard to one side.

LOWER FLOOR

Stairs lead down to a between levels landing with rear entrance lobby and WC.

WC

Two small rooms house in turn the hand washbasin and a low flush wc, obscure glazed window to the rear and central heating radiator.

Lobby

With recessed under stairs storage.



Kitchen 13'9" x 12'5"

A large kitchen which is fitted with a stainless steel sink and laminated worksurfaces, Worcester central heating boiler, window to the rear and central heating radiator.

Store 19'10" x 17'1"

A good sized store room which is accessible from the kitchen and lobby.

FIRST FLOOR

Stairs lead to a half landing area between the ground and first floors.

Staff WCs

With two separate WCs.

Landing

With staircase continuing to the upper floor.



Main Office 19'9" x 17'5"

The main office space is a superb light and airy space having full height windows to the front overlooking the square. It features exposed wooden floorboards, high coved ceiling and 2 central heating radiators.



Rear Office 15'2" x 13'2"

With window to the rear and central heating radiator.

SECOND FLOOR

Landing

With short set of stairs leading up to the WC.

WC

With low flush wc and washbasin.



Front Office 20'3" x 17'10"

With 2 windows to the front overlooking the square and 2 central heating radiators.

Rear Office 15'3" x 13'

With window to the rear and central heating radiator.



OUTSIDE

To the rear of the property there is a parking area with space for 4 vehicles.

Viewing

By appointment with Wm Sykes & Son.

Location

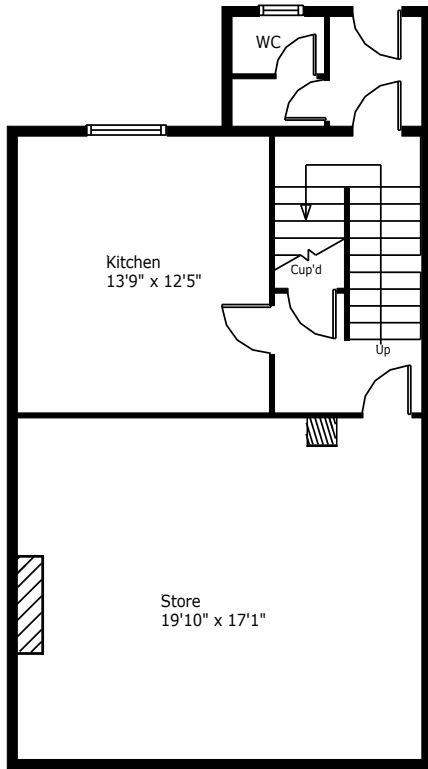
The property is located within Castrop- Rauxel Square in Wakefield city centre. Postcode: WF1 2HW

Rateable Value

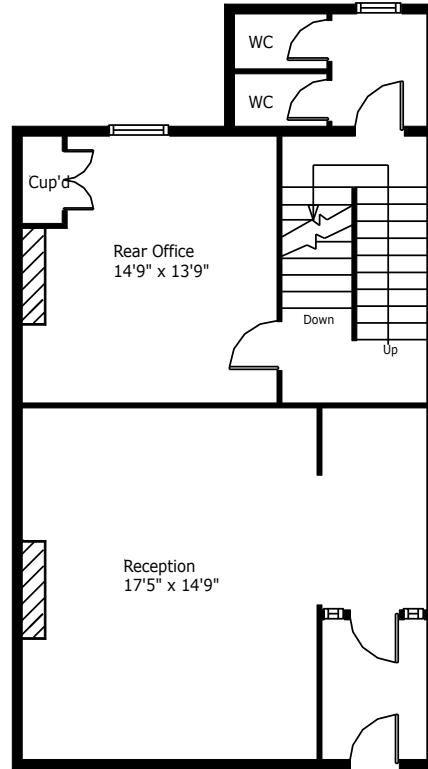
The rateable value of the property is £16,250. The current standard multiplier (2015-16) is 49.3% of the rateable value.



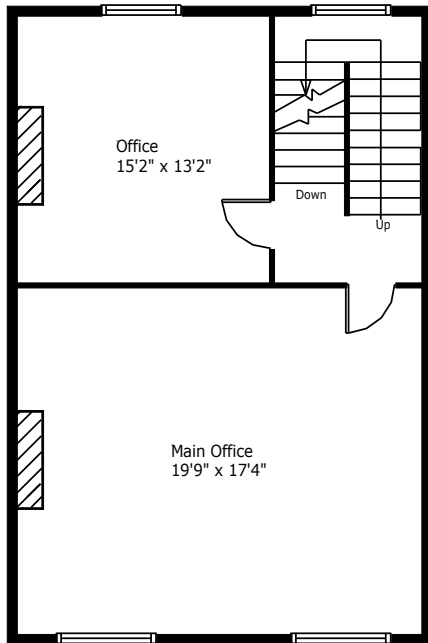
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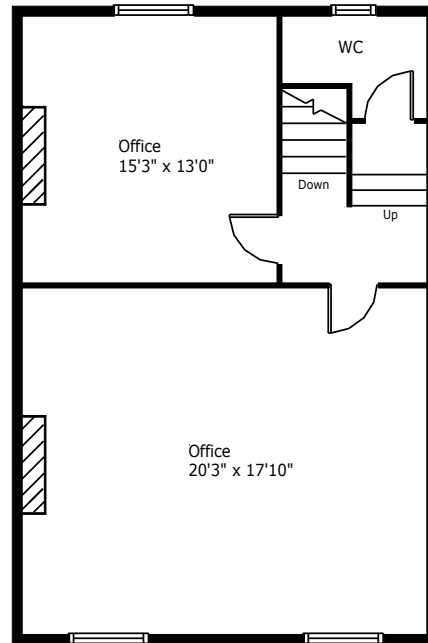
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only and may not be to scale.
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