

TO LET - OFFICE SUITES / FLEXIBLE SPACE

GRAPHITE HOUSE,
HIGH STREET,
CRIGGLESTONE,
WAKEFIELD, WF4 3EF

- 12 Month Licence Agreements
- Dedicated Car Parking
- Close Proximity To J39 M1
- Potential For £0 Business Rates
- Suitable For A Variety Of Uses

**malcolm
stuart**
PROPERTY CONSULTANTS

Modern, flexible workspace with dedicated parking.....

Two storey property with dedicated car parking available on a single or multi room basis for an initial 12 month licence period.

Access is via an intercom system into a shared, unmanned reception area leading through to the individual rooms as well as shared WC and kitchen facilities.

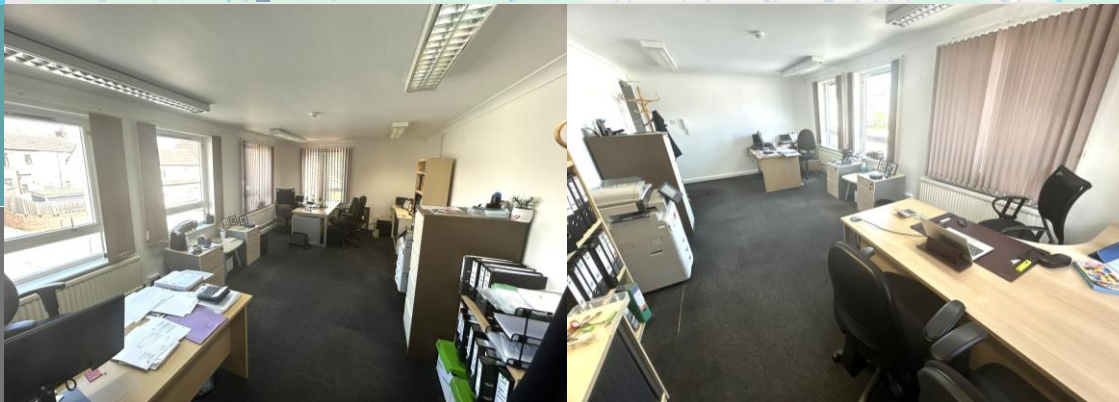
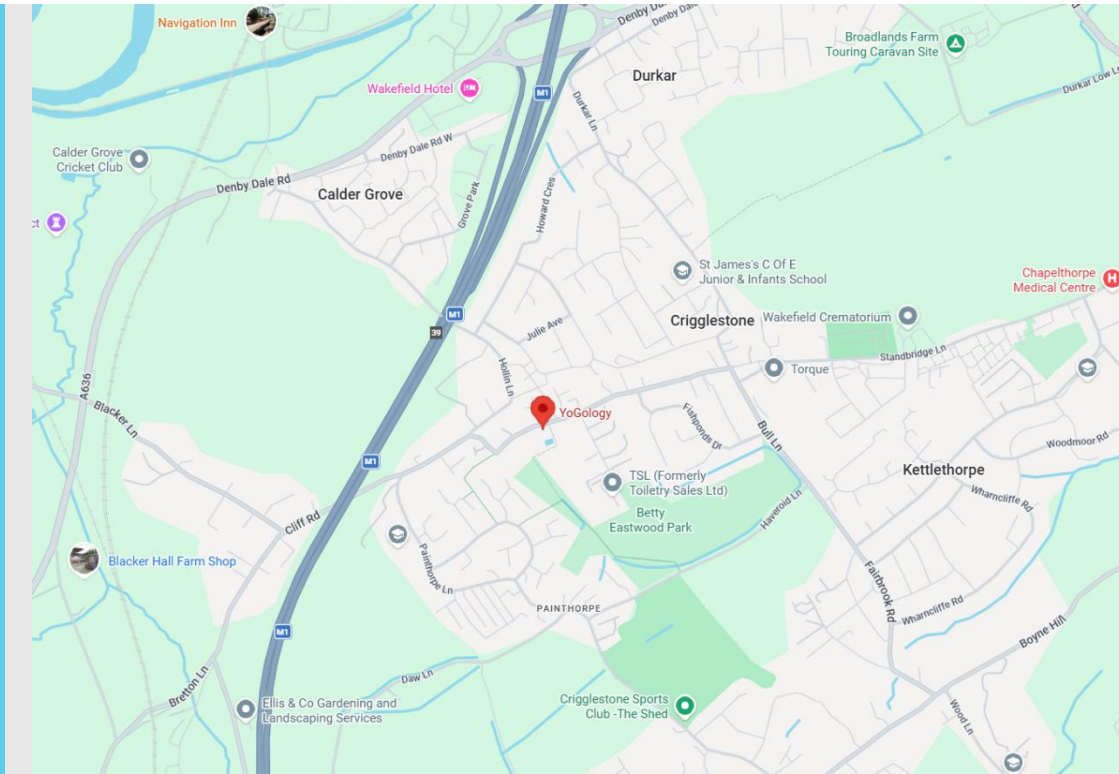
The rooms are suitable for a variety of uses and prove extremely popular with healthcare and well being industries.

Included in the licence fee;

- Rent
- Service Charge
- Utilities
- Parking
- Use of communal facilities

The property is located in Crigglestone, West Yorkshire, on the South West edge of Wakefield and approximately 1.5 miles from J39 M1.

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Description	Size (sq.ft)	Rental (PCM)	Business Rates	Availability
GF Office 1	115	£370 plus VAT	£1,425	Available
GF Office 2	117	£370 plus VAT	Combined	LET
GF Office 3	183	£475 plus VAT	Combined	LET
GF Office 4	172	Store Room	£2,075	N/A
GF Office 5	175	£475 plus VAT	£2,100	Available
FF Office 6	160	£440 plus VAT	£1,975	Available
FF Office 7	237	£525 plus VAT	£3,150	Available
FF Office 8	135	£400 plus VAT	£1,625	Available
FF Office 9	164	£445 plus VAT	Combined	LET
FF Office 10	169	£445 plus VAT	Combined	LET
FF Office 11	118	£370 plus VAT	£1,475	LET
FF Office 12	118	£370 plus VAT	£1,400	LET

PLANNING

We recommend interested parties make their own enquiries with the local authority – 0345 850 6506 / devcontrol@wakefield.gov.uk

BUSINESS RATES - 2026 LIST

Please note that if it is the occupiers only place of occupation they will pay £0

EPC

The property is awaiting an EPC.

TERMS

12 month licence agreements – all inclusive but excluding broadband / phone lines.

VIEWING

Sole letting agents (appointment only)
 Malcolm Stuart Property Consultants
 01937 530853
james@malcolm-stuart.com



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared May 2026 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.