



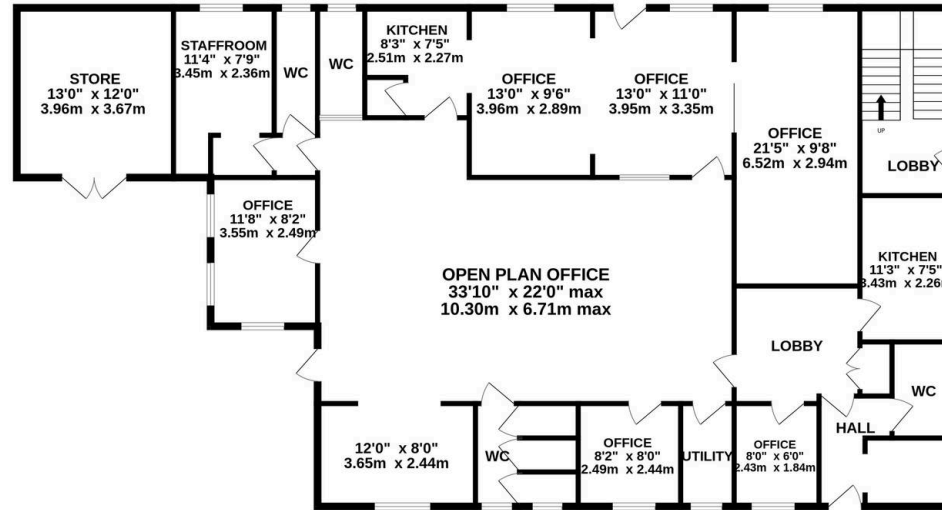
## Prosper House, Upper Warrengate,

Wakefield, WF1 4JZ

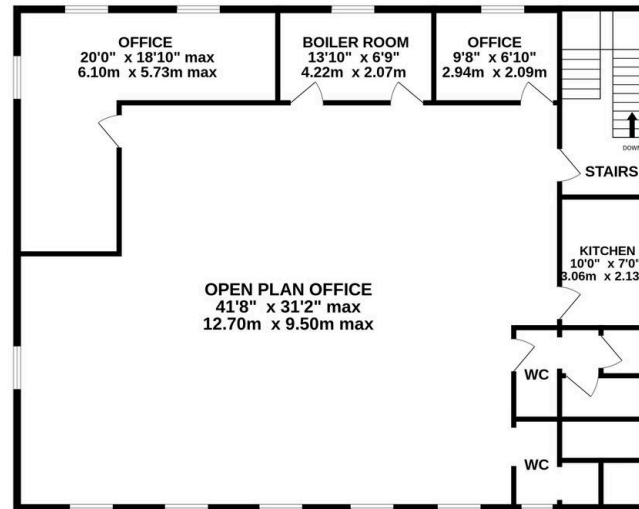
Best and Final Offers Over **£600,000**



GROUND FLOOR



1ST FLOOR



PROSPER HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Prosper House, Upper Warrengate

Wakefield

- Modern Detached Two Storey Office Building
- Large car park
- City Centre location
- Suitable for owner occupiers or Investors
- Offered with Vacant possession

A MODERN DETACHED TWO STOREY OFFICE BUILDING EXTENDING TO 3,625 SQ FT (336.85 SQ M) WITH A LARGE CAR PARK FOR 30 CARS LOCATED ON THE FRINGE OF WAKEFIELD CITY CENTRE. SUITABLE FOR A VARIETY OF USERS, THERE IS ALSO THE OPPORTUNITY TO PURCHASE THE ADJACENT BUILDING AND LAND IF A LARGER SITE IS REQUIRED.

BEST AND FINAL OFFERS OVER £600,000 TO BE SUBMITTED TO THE SELLING AGENTS OFFICE BY 12 NOON ON 16TH OF JANUARY.





## LOCATION

The property is located on Upper Warrengate, just off Peterson Road, which links with the A61 Marsh Way and the A642 Aberford Road. Located on the edge of Wakefield City Centre, the property is less than 0.5 miles from Pinderfields Hospital and within easy reach of the City Centre, Trinity Walk Shopping Centre and Wakefield Girls High School and QEGS. There are excellent links to the A61 Barnsley Road, A638 Doncaster Road and A61 Leeds Road which also offers easy access to M1 motorway.

## PROPERTY

Prosper House is a two storey brick built property with pitched tiled roof. The property is extremely well presented and offers a great combination of open plan and private offices. The ground floor has a good size open plan area with several private offices. There are two kitchen areas and W.C facilities. There is a single storey extension to the side which has two further offices and a store area which is accessed externally. The first floor is predominantly open plan with two private offices, kitchen and W.C's. Externally there is a large private car park to the front of the property offering space for 30 cars. The property is in excellent condition and would be suitable for office, gym, day nursery uses amongst others (subject to planning). The property has a net internal area of 3,625 sq ft (336.85 sq m).





#### **RATEABLE VALUE**

Interested parties are advised to make their own enquiries with the local authority.

#### **PRICE**

BEST AND FINAL OFFERS OVER £600,000 TO BE SUBMITTED TO THE SELLING AGENTS OFFICE BY 12 NOON ON 16TH OF JANUARY.

#### **VAT**

VAT is not applicable to the purchase price.

#### **VIEWINGS**

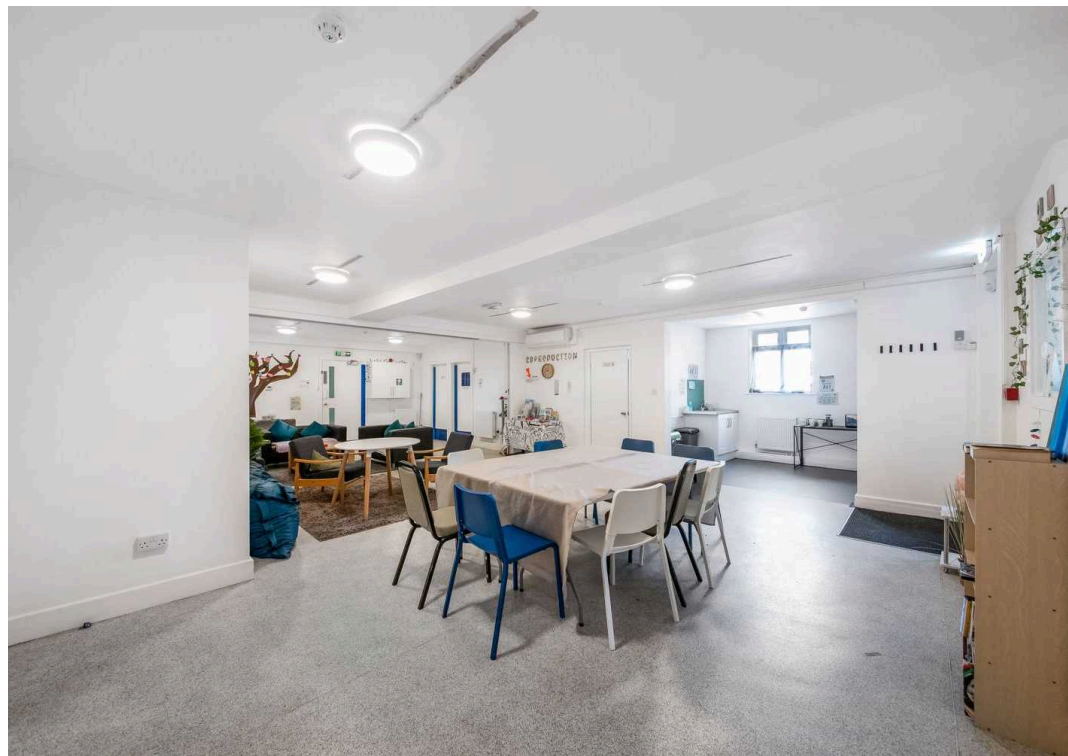
Viewings are strictly by appointment.

#### **NOTE**

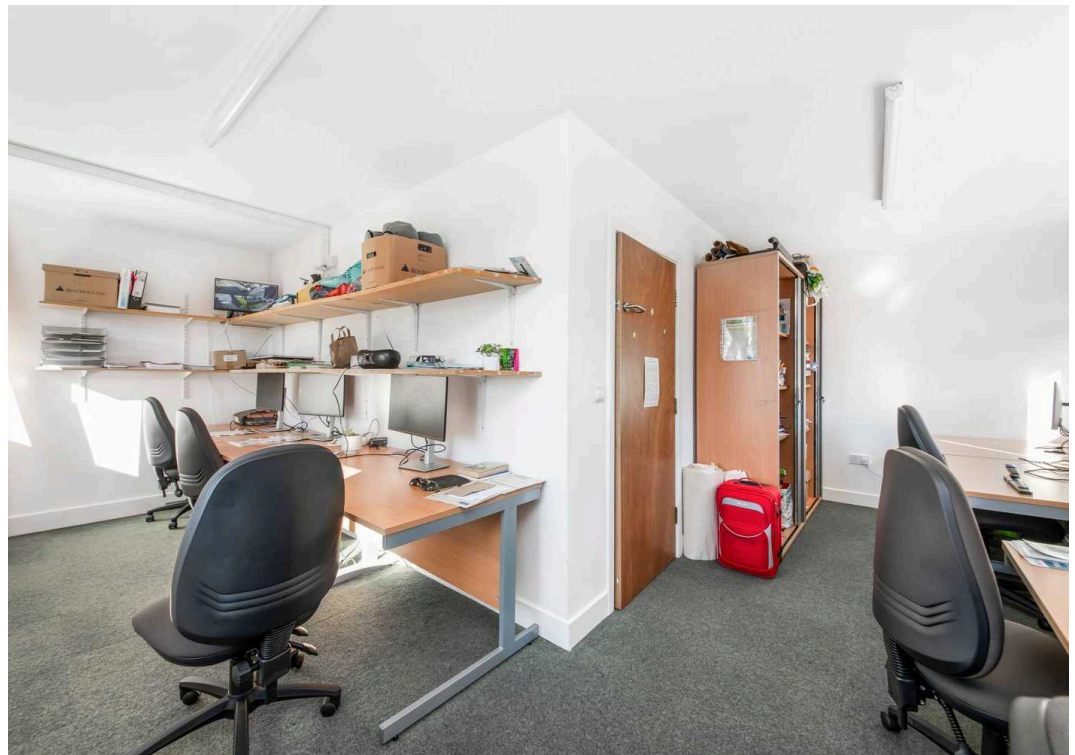
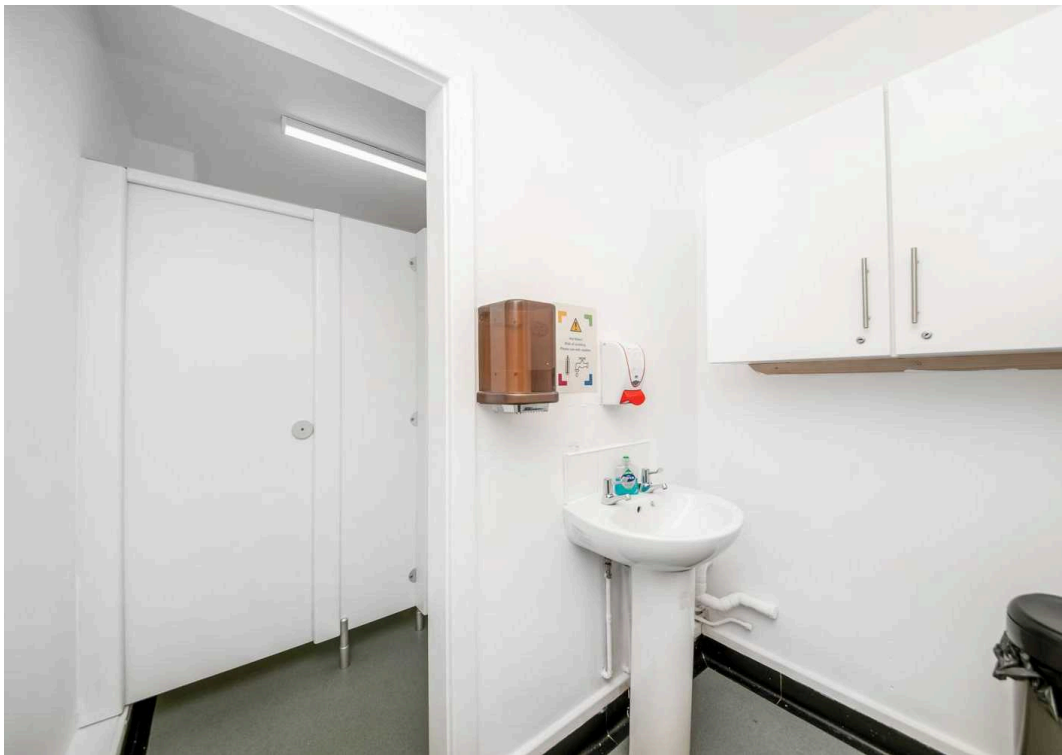
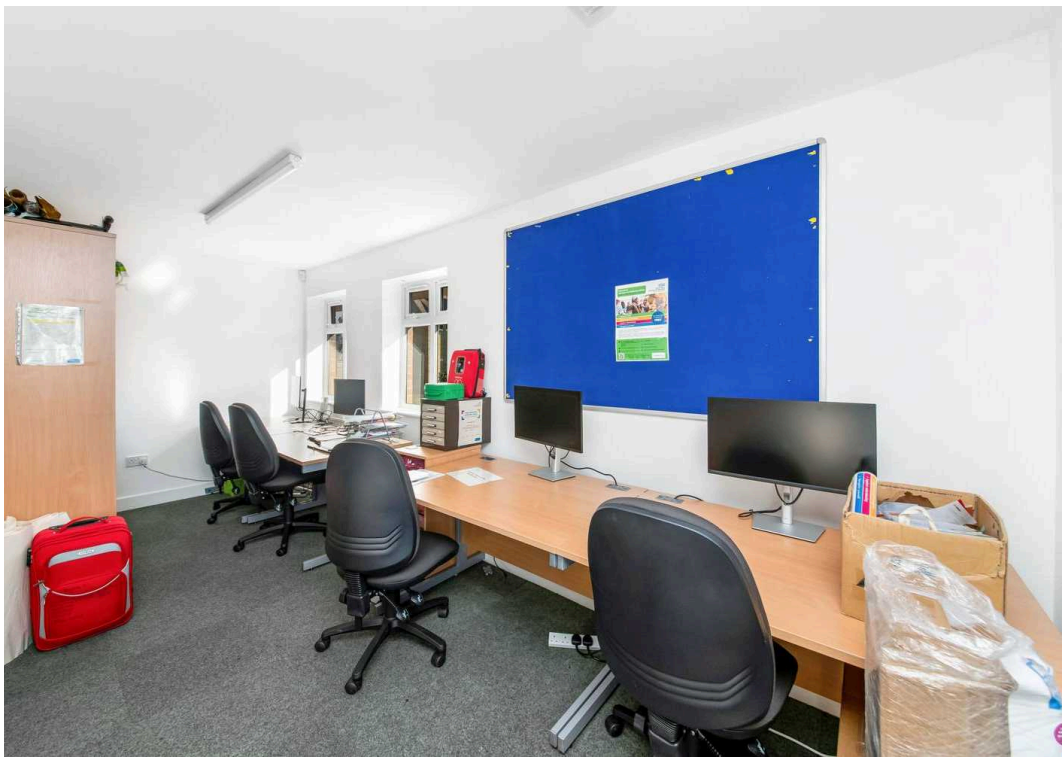
Adjacent to the property and fronting Peterson Road is 35 Peterson Road, which we also offer for sale. The property is a large, detached property with roadside frontage and large car parking and grounds. We offer the property's separately but can be purchased together giving huge flexibility in terms of the full size of the accommodation available. The gardens and ground and of course the very large and extensive car park which provides car parking for Prosper House of approximately 30 parking spaces.



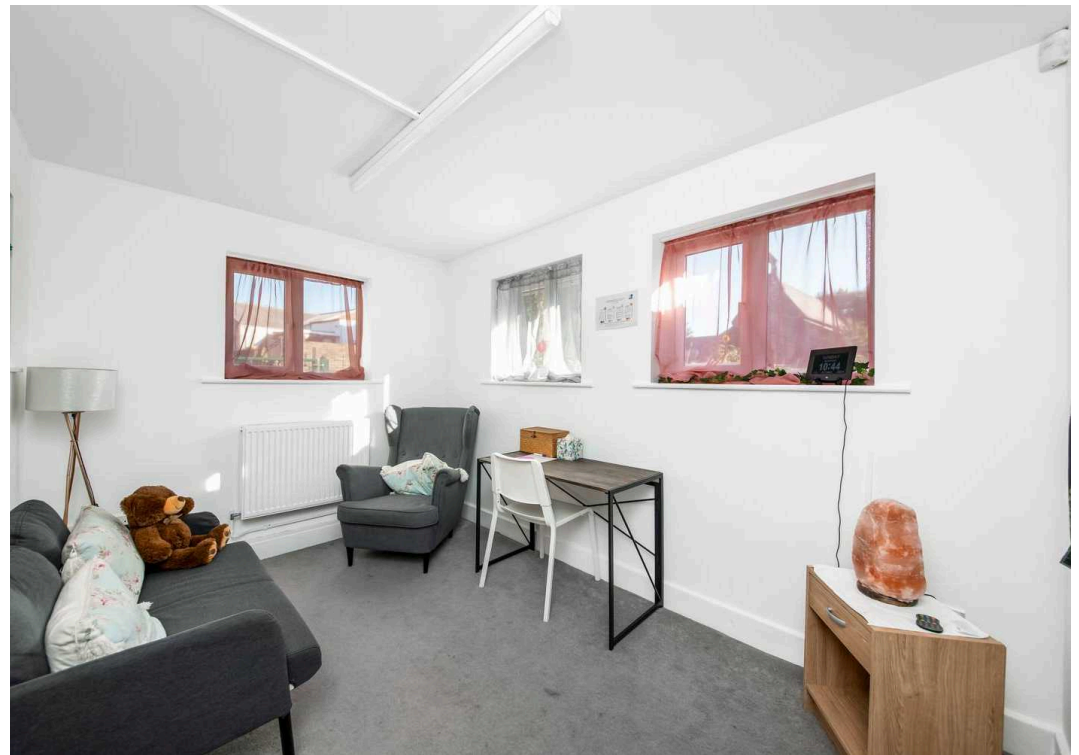




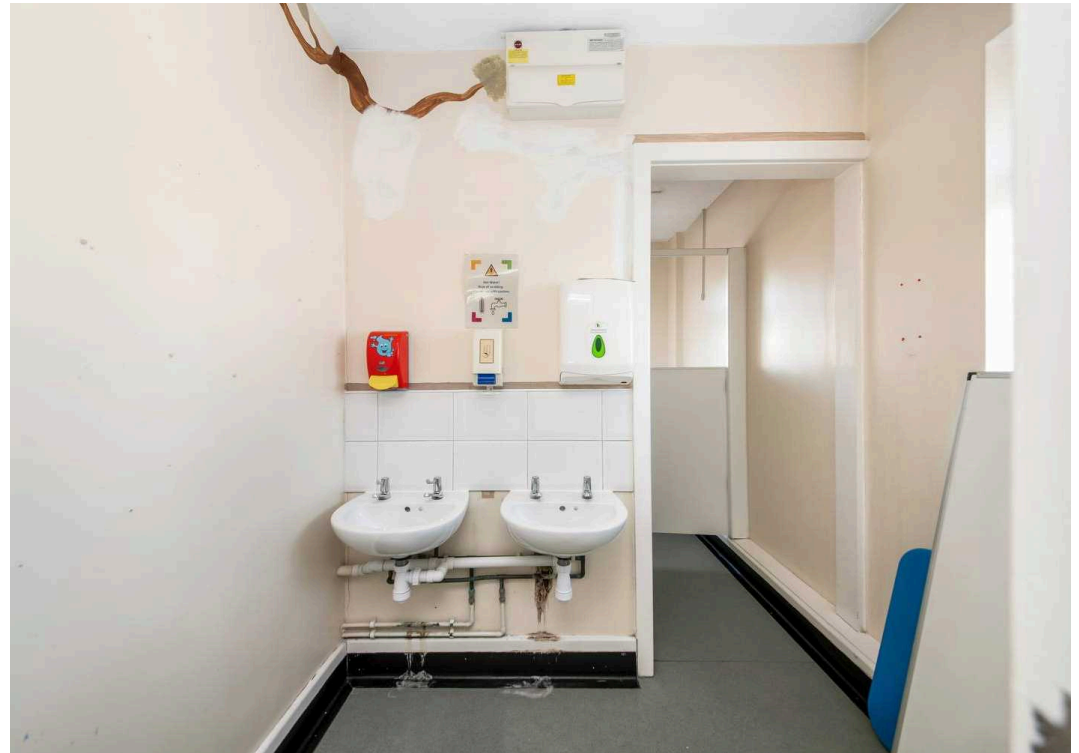
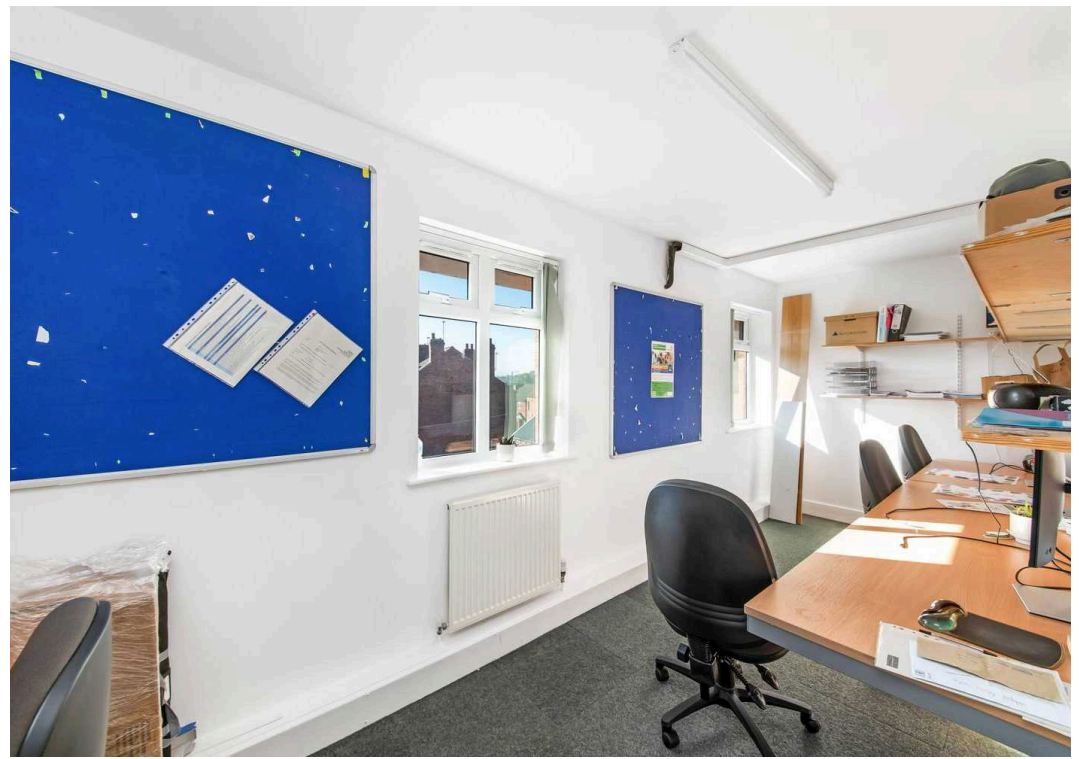
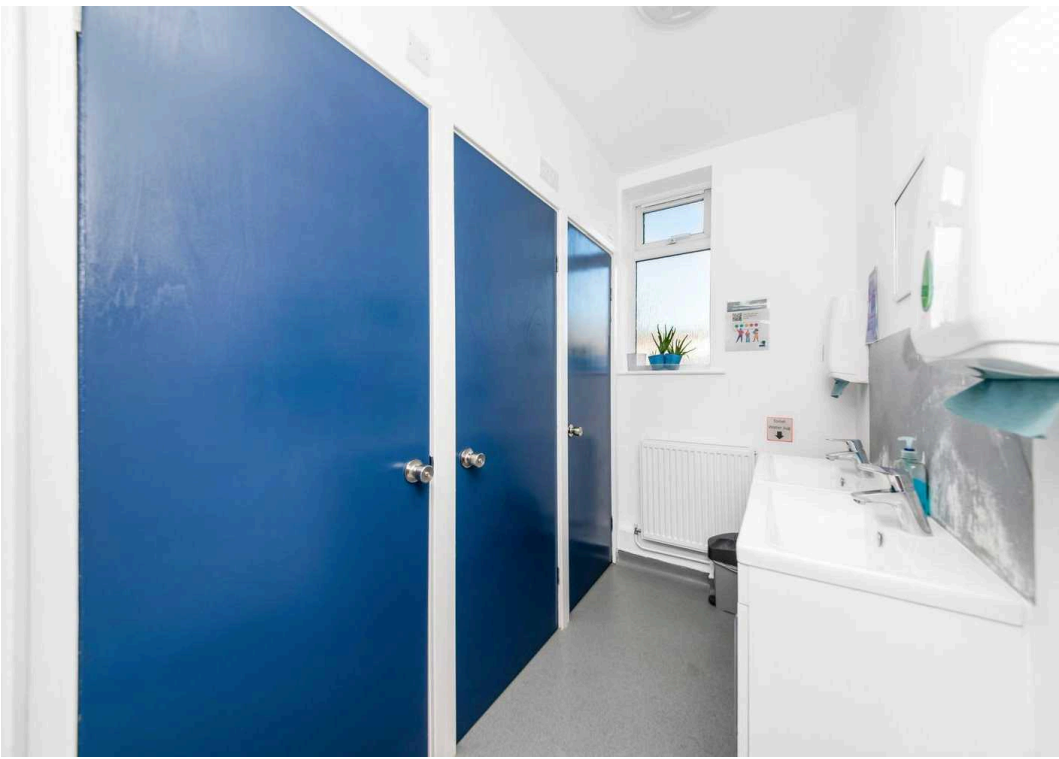














## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
  
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 08/11 /2024





## Simon Blyth Estate Agents

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