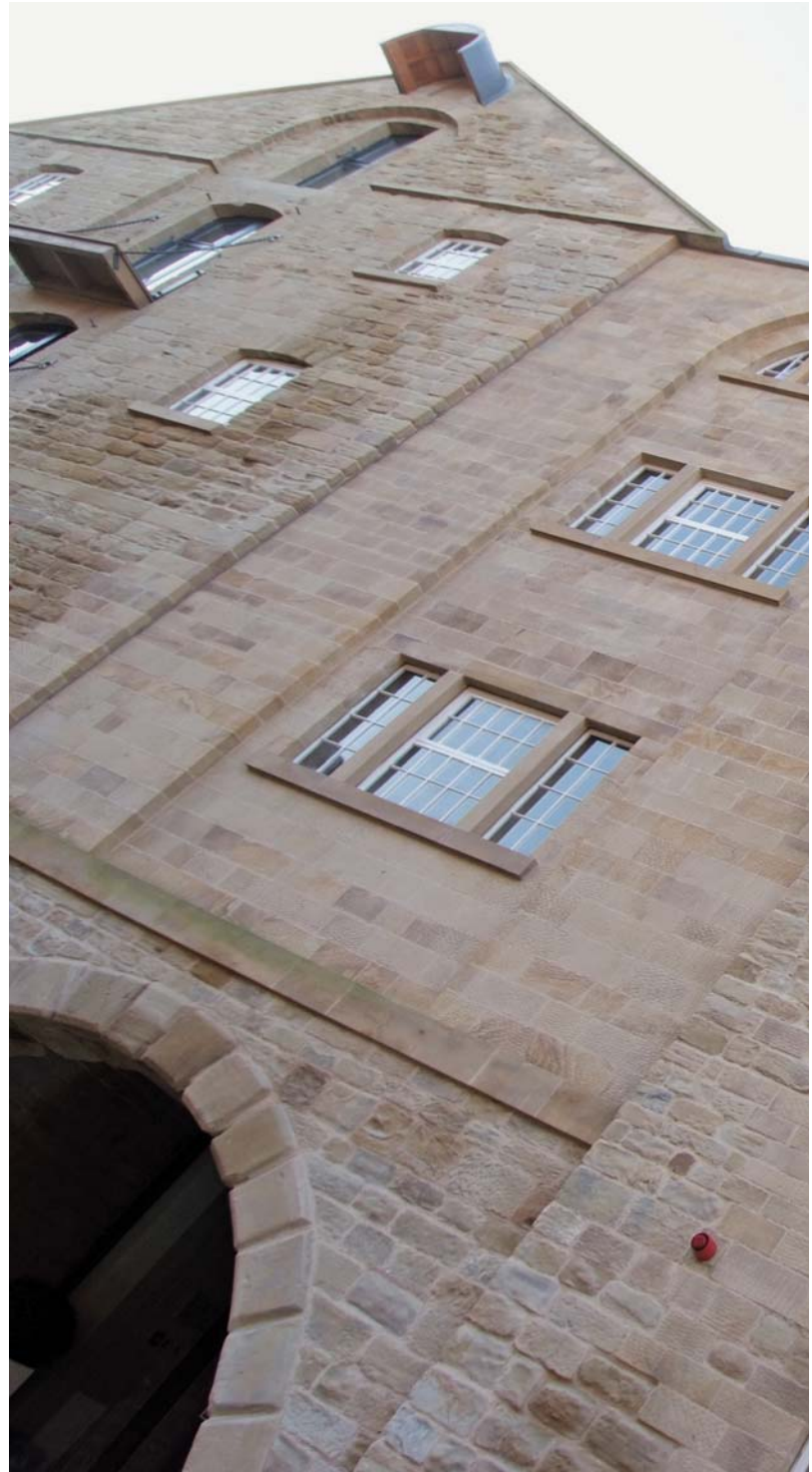
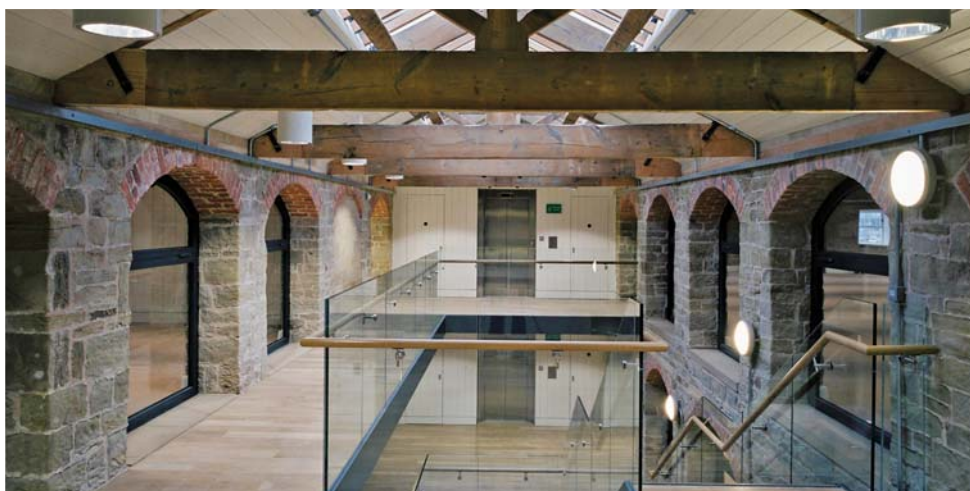




Waterfront Wakefield
Navigation Warehouse
Beautifully Restored Grade II* Offices

www.waterfrontwakefield.com





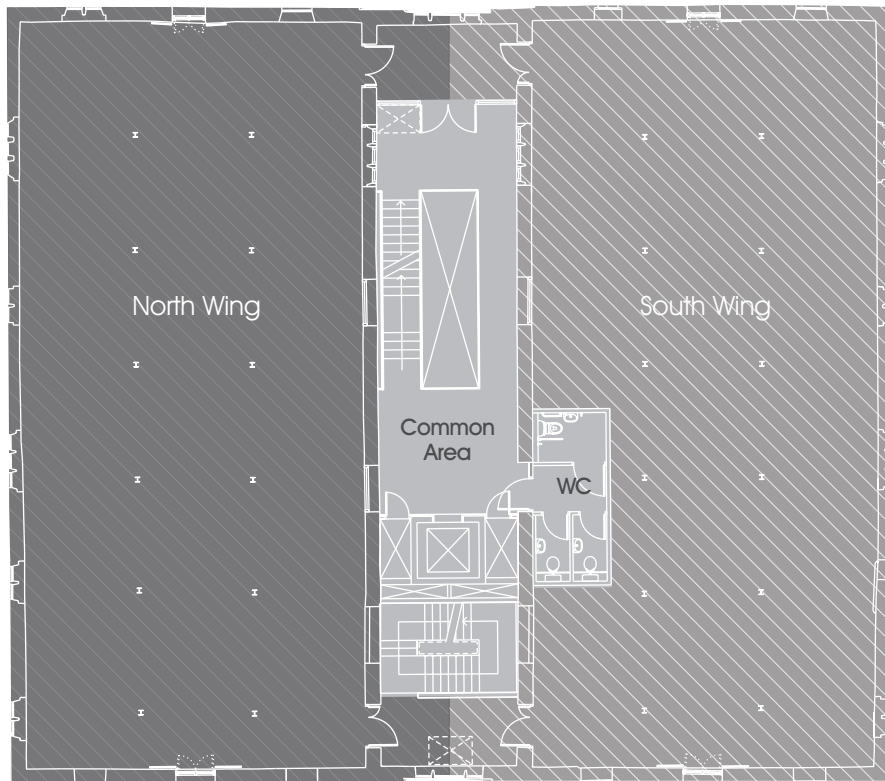
Waterfront Wakefield Navigation Warehouse

Grade II* Listed Building
Jewel in Crown of Waterfront Wakefield
Sensitively restored with unique features
Steeped in history

- Impressive full height atrium with controlled glass ceiling
- New vertical circulation core with oak and glass staircase
- Full access raised floors with 90mm clear void
- 1 x 10 person passenger lift
- Natural ventilation
- Exposed timber roof trusses and ceiling joists
- Exposed stone walls
- Painted masonry walls
- High quality fittings
- Energy Performance Certificate level B
- On site management office with 24 hour emergency contact provision

Navigation Warehouse	SQ.FT.	SQ.M.
GF - Restaurant/Bar opportunity		
First Floor - Offices		
North wing	2,859	266
South wing	2,710	252
Combined	5,569	518
Second Floor - Offices		
North wing	2,845	264
South wing	2,678	249
Combined	5,523	513
Third Floor - Offices		
North wing	2,856	265
South wing	2,675	249
Combined	5,531	514
Total	16,623	1,545

Car parking: 14 spaces adjacent to Hebble Wharf (additional car parking available on request)

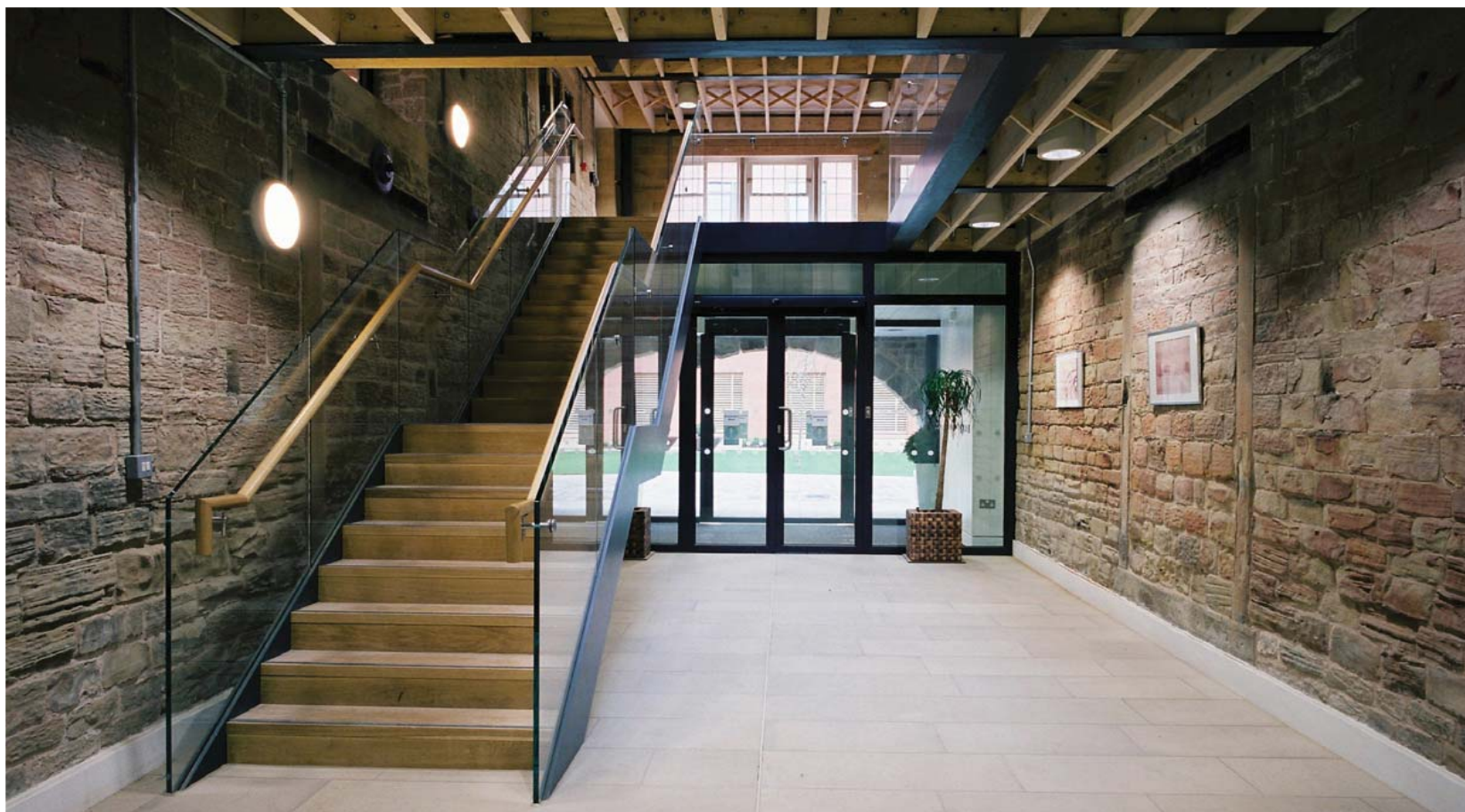


Typical floor plan

The floorplate naturally splits into two and the building is designed to provide two self-contained office suites on each floor offering maximum flexibility in terms of space available. The building is available as a whole or on a floor by floor basis.

Terms

The space is available on a new FRI lease for a term to be agreed. Please contact the joint agents for further details and quoting rentals.



A development by:

CTP **St JAMES**

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PROPERTY CONSULTANTS
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