



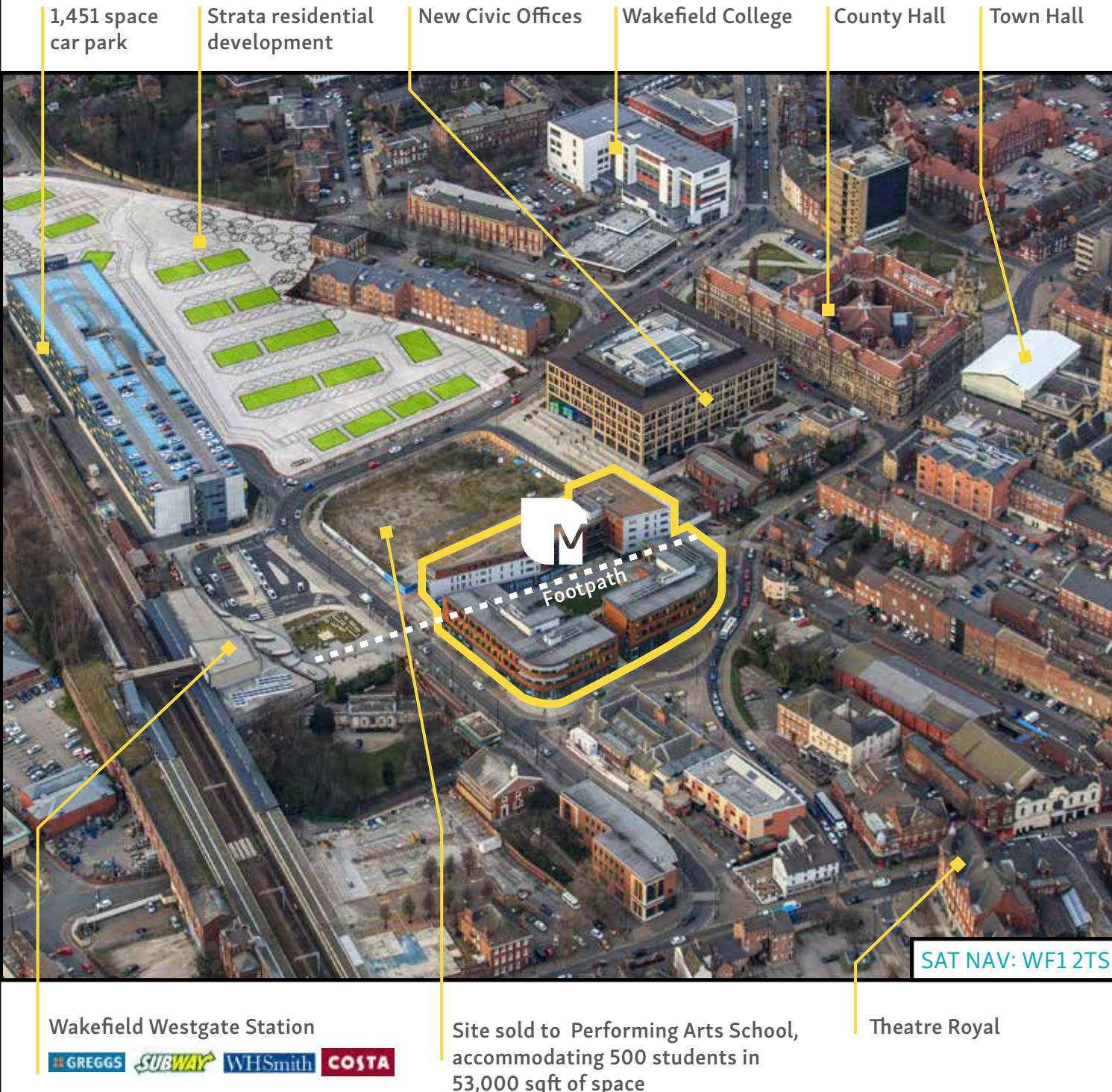
RESTAURANT, CAFÉ, RETAIL & GYM  
UNITS IN THE HEART OF WAKEFIELD

**4,250 – 5,470 SQ FT**



[WWW.MERCHANTGATE.CO.UK](http://WWW.MERCHANTGATE.CO.UK)

- District population 325,000.
- Merchant Gate is immediately adjacent to the new Wakefield Westgate Station which has an annual flow of 2.2 million per year.
- New 123,000 sqft Civic Offices with 1,200 staff.
- Wakefield College with over 10,000 students.
- Strata residential development providing 116 new homes.



All ground floor units benefit from fully glazed shop fronts with substantial external seating to some.



Brazuca



Merchant Gate Public Realm



1 Burgage Square



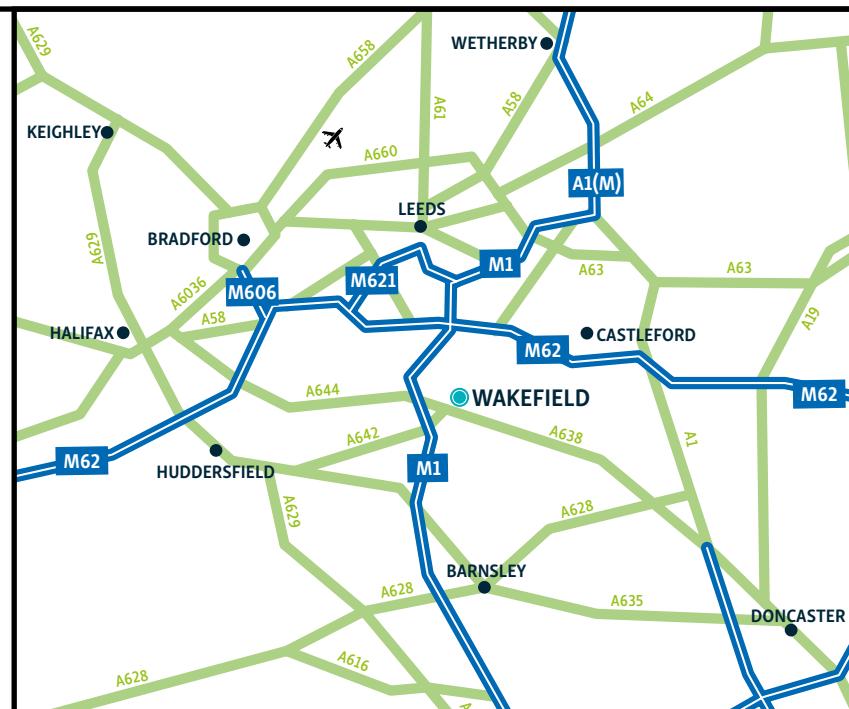
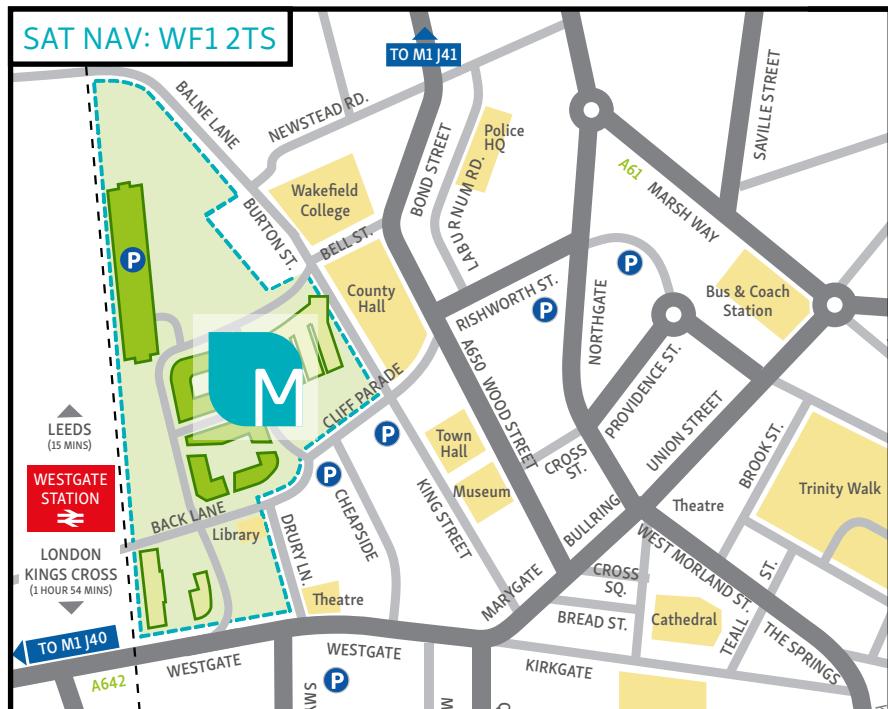
Strata Development

1	Let	-	PRODISPLAY
2	Let	-	Atos Healthcare
3	Let	-	I Am Doner
4	Let	-	The Cat's Pyjamas
7	5,468 sq ft	508 sq m	Available
8	4,258 sq ft	395 sq m	Available





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### EPC Rating

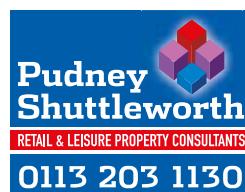
Unit	EPC
7	C
8	B

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