



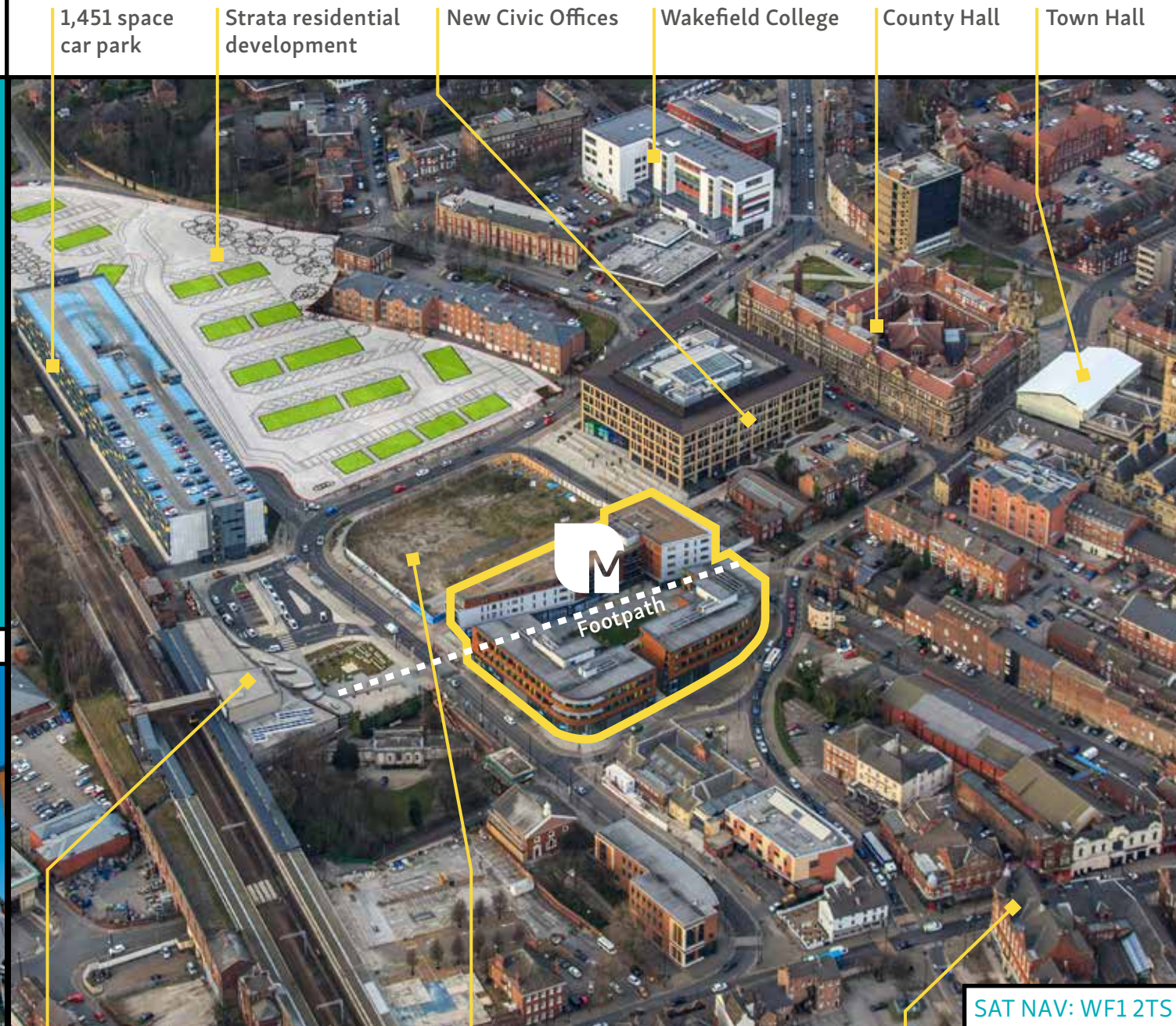
RESTAURANT, CAFÉ, RETAIL & GYM
UNITS IN THE HEART OF WAKEFIELD

4,250 – 5,470 SQ FT



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.



SAT NAV: WF1 2TS

Wakefield Westgate Station



Site sold to Performing Arts School, accommodating 500 students in 53,000 sqft of space

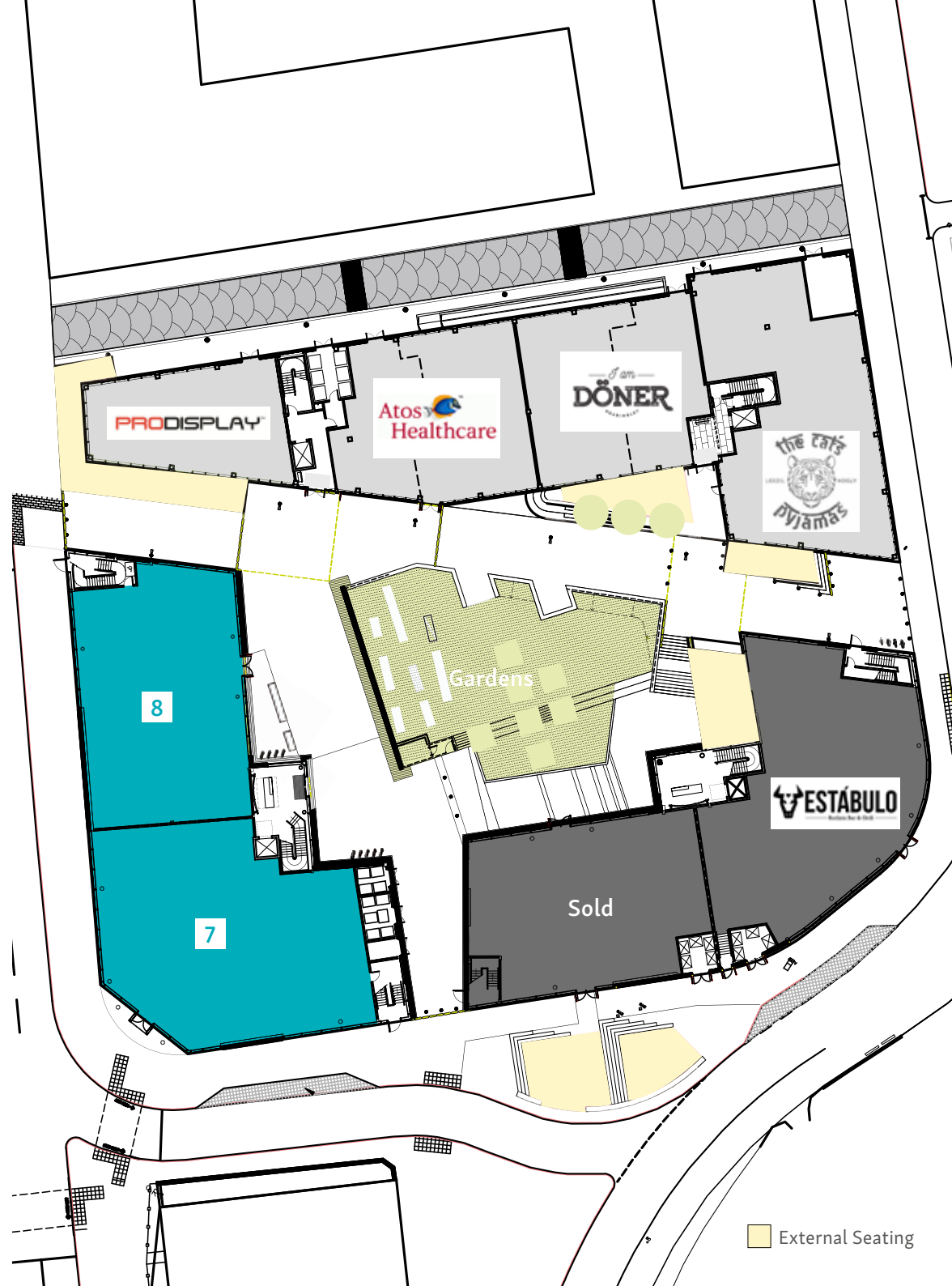
Theatre Royal

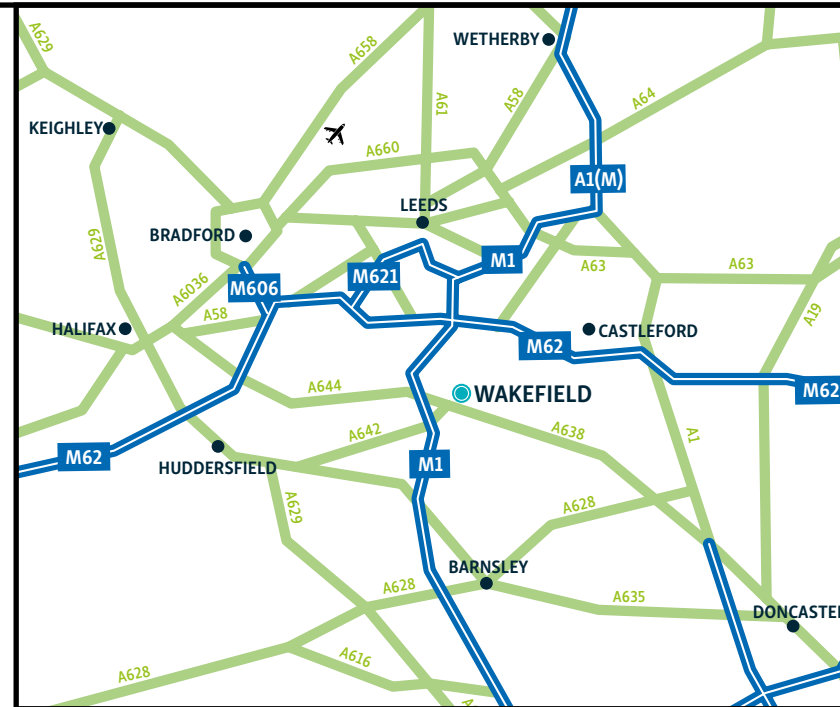
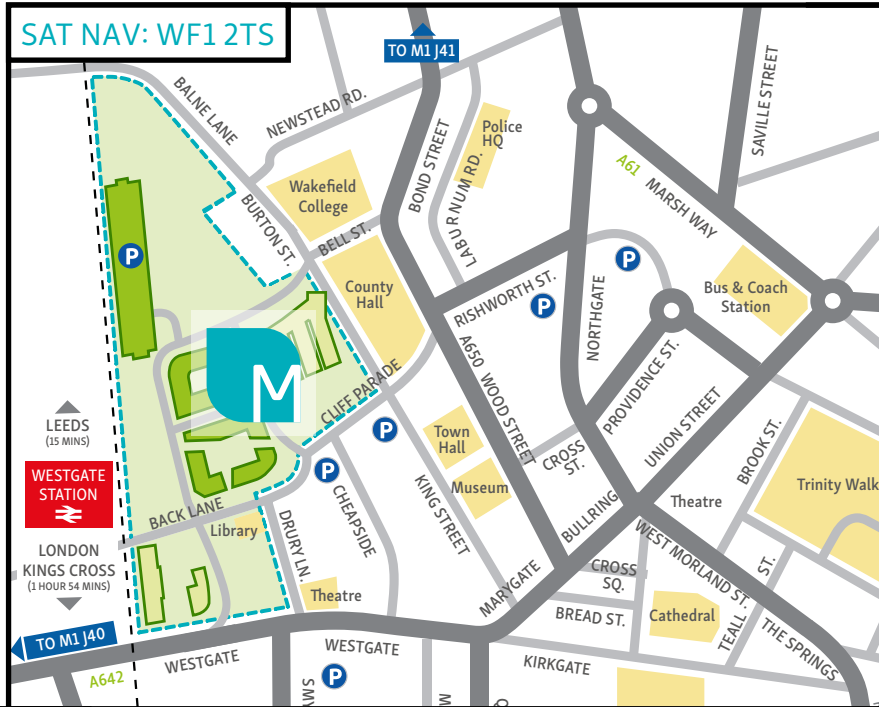


All ground floor units benefit from fully glazed shop fronts with substantial external seating to some.



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





EPC Rating

Unit	EPC
7	C
8	B

For more information:



Matt Jackson
matt.jackson@eu.jll.com

Ed Towers
edward.towers@eu.jll.com



Will Hepplewhite
wh@pudneyshuttleworth.co.uk

Tom Hodgson
th@pudneyshuttleworth.co.uk

