

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

4,250 - 7,272 SQ FT



1,451 space car park

Strata residential development

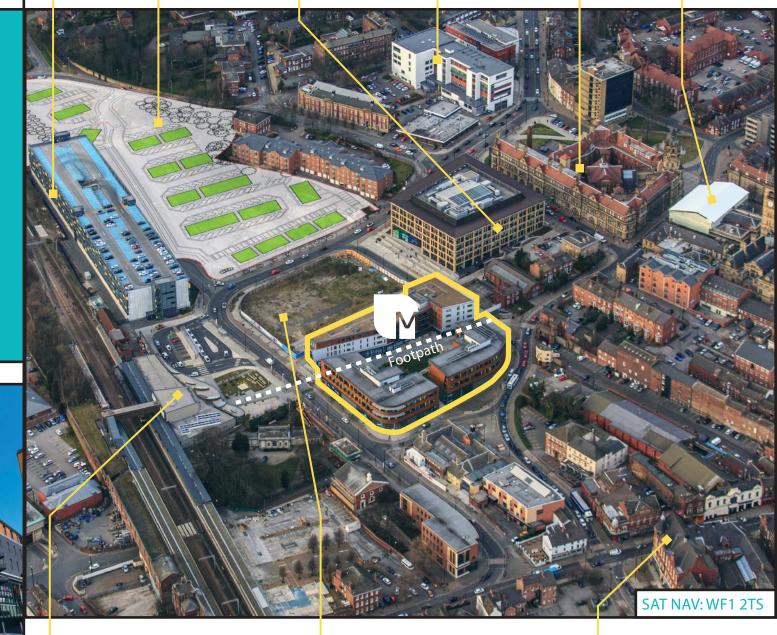
New Civic Offices

Wakefield College

County Hall

Town Hall

- 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 116 new homes, all built and fully sold.
- All offices now fully let.









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

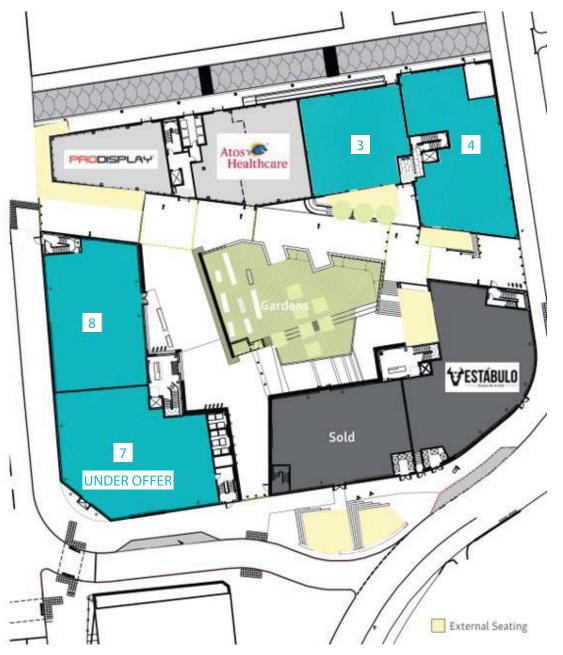








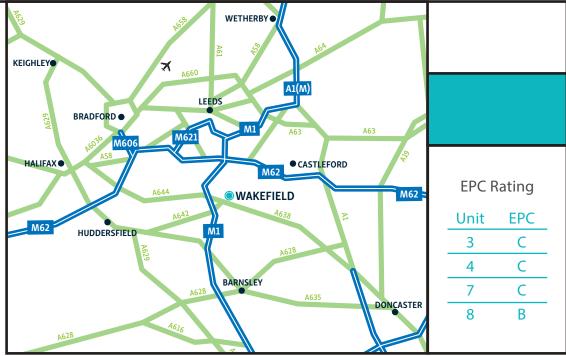
PRODISPLAY	-	Let	1
Atos Healthcare	-	Let	2
Available	287 sq m	3,084 sq ft	3
Available	389 sq m	4,188 sq ft	4
Estabulo	-	Let	5
-	-	Sold	6
Under Offer	508 sq m	5,468 sq ft	7
Available	395 sq m	4,258 sq ft	8





## WWW.MERCHANTGATE.CO.UK





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