

# News

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## **New office for West Yorkshire Community Rehabilitation Company at Wakefield's Merchant Gate**



West Yorkshire Community Rehabilitation Company (WYCRC) will relocate one of its regional offices to 1 Burgage Square at Merchant Gate in Wakefield, in one of the largest lettings to conclude in the city this year. The office will also host the Professional Services Centre that provides a range of business support services.

Delivering services across West Yorkshire, the company has taken the entire three-storey office building comprising 17,629 sq ft of space from English Cities Fund (ECf). It was previously based at its existing offices on Sandy Walk, Lawfield Lane in Wakefield and Dewsbury. The new office is due to open by the end of January 2017.

Jon Sheard, Head of Estates for Interserve Justice, the company that runs the WYCRC, said: "We are committed to providing the best possible environments for our staff and service users so that we can fulfil our aim of bringing better to life. Burgage Square is ideal for our needs because it provides modern, efficient office accommodation at a central location."

Oliver Stainsby at Colliers International who advised WYCRC said: "I am delighted to have worked with Interserve Justice in identifying and securing office accommodation that meets the needs of the WYCRC. The Wakefield office market has experienced increased occupier activity over the past 12 months and continues to strengthen. I am pleased that we have been able to source such good quality space, in a strong location."

ECf is working in partnership with Wakefield Metropolitan District Council, Network Rail and the East Coast Mainline to deliver the Merchant Gate regeneration project, which is immediately adjacent to Westgate Station and the Civic Quarter. So far the scheme has delivered 200,000 sq ft

of offices, retail and leisure space, 66 apartments and a £9 million investment in infrastructure and public realm.

James Scott, senior development surveyor for ECf, said: “Merchant Gate has created a vibrant new commercial quarter and community in Wakefield city centre. This recent letting is a testament to its central location, excellent transport links and good amenities, making it the ideal setting for a regional office.”

Cllr Denise Jeffery, Wakefield Council’s Cabinet Member for Economic Growth and Skills, said: “We are committed to welcoming businesses into our city so this is great news for Wakefield. Merchant Gate is a key location, being close to Wakefield Westgate Station and the city centre, and has easy access to the motorway network. “We look forward to welcoming the West Yorkshire CRC Company and attracting other new businesses into our city.”

Richard Thornton, from joint agents JLL who advised ECf, added: “1 Burgage Square represented one of the very few opportunities available offering high quality, sustainable accommodation with excellent connectivity being so close to Westgate station.” Eamon Fox, from Knight Frank was the joint agent.

ECf is a joint venture between Muse Developments, Legal & General and the Homes & Communities Agency. JLL and Knight Frank acted as joint agents on behalf of ECf.