



# TO LET

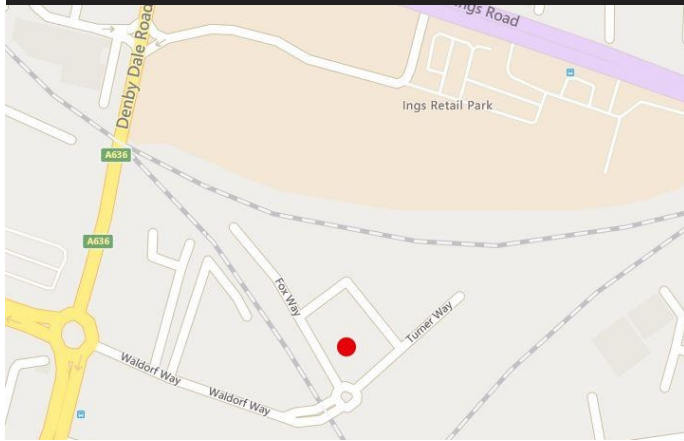
**2,289 Sq Ft (212.65 Sq M)**

**Sovereign House, Trinity Business Park, Waldorf Way, Wakefield**

- High quality office
- Onsite parking
- Well maintained estate
- Close proximity to Wakefield city centre



## WF2 8EE



### Location

Trinity Business Park occupies a prime location lying approximately 0.5 miles south west of Wakefield city centre. The city benefits from excellent road and rail communications lying only a short distance east of the M1 motorway and less than a mile from Wakefield Westgate Station and Wakefield Kirkgate Station.

Ings Road and Cathedral Retail Parks are located immediately north of Trinity Business Park.

Upon entry into Trinity Business Park, International House is located on the right hand side.

### Description

Sovereign House is a 2 storey modern and high quality office building within Trinity Business Park.

The office suite is located on the first floor and benefits from the following specification;

- Partitioned entrance / reception areas
- 3 X private offices / meeting rooms
- Open plan space
- Carpeted floors
- Perimeter services
- Allocated parking spaces
- Intercom entry system
- Shared WC facilities

### Accommodation

View the accommodation table below:

Accommodation	Sq Ft	Sq M
SHU6	2,289	212.65
TOTAL	2,289	212.65

### Business Rates

Interested parties are advised to contact Wakefield Council with regards to Business Rates payable.

### Legal Costs

Each party to pay their own legal costs.

### Terms

The property is available by way of a new Internal repairing and insuring (IRI) lease on terms to be agreed.

The quoting rent is £25,000 per annum.

### EPC

An EPC is available upon request.

### Viewing & Further Information

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