



# TO LET

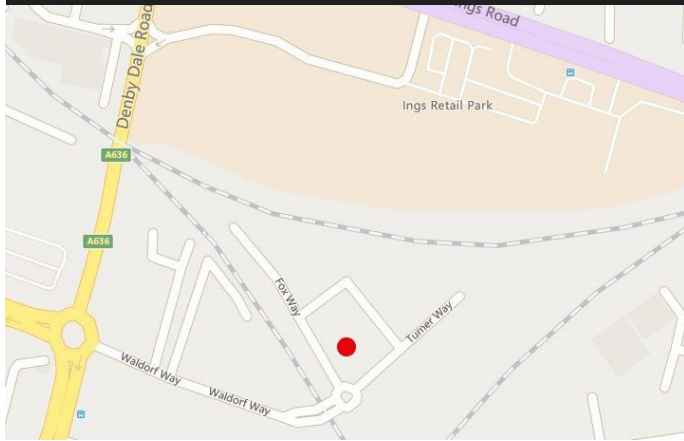
**7,126 - 15,000 Sq Ft (662.01 - 1,393.5 Sq M)**

**Trinity Park House, Trinity Business Park, Fox Way, Wakefield, West Yorkshire**

- **Business Park location**
- **Onsite parking**
- **Comfort Cooling**
- **Excellent motorway access**
- **Suitable for a variety of users**



WF2 8EE



## Location

The property is situated on the popular office estate known as Trinity Business Park.

Situated within Wakefield Town Centre, the business park is within a short walk to all of the amenities that Wakefield has to offer. Both Wakefield Westgate and Wakefield Trinity Railway Stations are within a 5 minute walk whilst the M1 Motorway is some 5 minutes drive for both Junction 39 and 40.

## Description

An opportunity to occupy an excellent office building located in the popular estate known as Trinity Business Park, close to the town centre of Wakefield.

The first floor of the building is available by way of a sublease from the existing tenant.

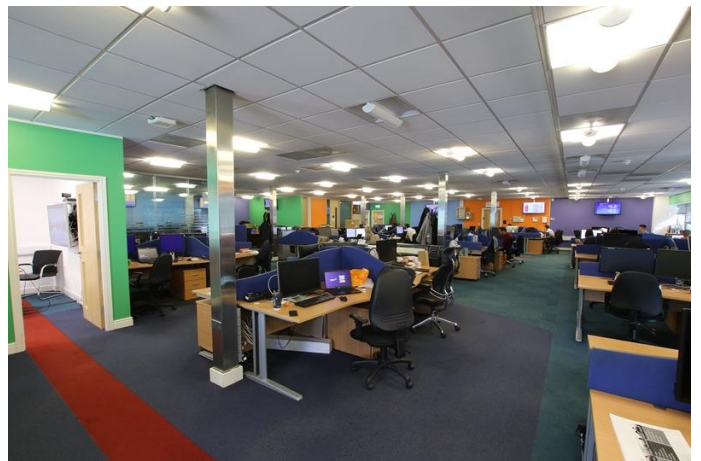
The specification in brief comprises;

- Glazed atrium
- Passenger lift to first floor
- Carpeted floors
- Suspended ceiling
- Large kitchen / breakout room.

## Accommodation

View the accommodation table below:

Accommodation	Sq Ft	Sq M
Ground Floor	7,874	731.49
First Floor	7,126	662.01
<b>TOTAL</b>	<b>15,000</b>	<b>1,393.5</b>



## Business Rates

The property currently has a Rateable Value of £92,000, correct as of April 2023.

## Legal Costs

Each party is responsible for their own legal costs

## Terms

The property has an existing lease for the whole of the premises for a term expiring 25th June 2023. The property could be sub let for that term or it may be possible to assign the whole of the premises or grant a new lease, subject to negotiation.

The current passing rent for the whole of the property is £180,000 per annum, exclusive of VAT, Utilities and all other outgoings.

## EPC

The EPC is available upon request.

## Viewing & Further Information

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