



Trinity Park House, Trinity Business Park

Fox Way, Wakefield, WF2 8EE

Office TO LET In the popular Trinity Business Park location.

8,202 sq ft (761.99 sq m)

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

Summary

Available Size	8,202 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

An opportunity to occupy an excellent 1st floor office located in the popular estate known as Trinity Business Park, close to the town centre of Wakefield.

The specification in brief comprises; - Glazed atrium - Passenger lift to first floor - Carpeted floors - Suspended ceiling - Large kitchen / breakout room.

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.

Terms

The First floor is available on a new lease at terms to be agreed.

Business Rates

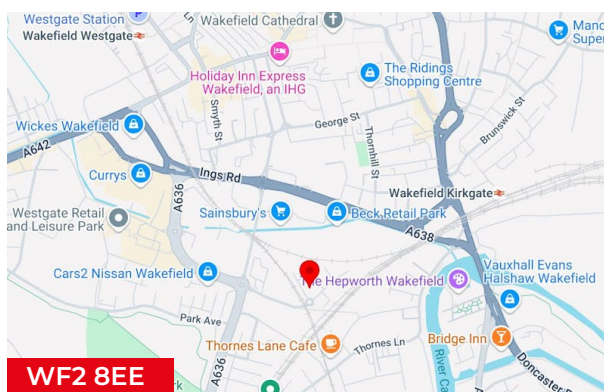
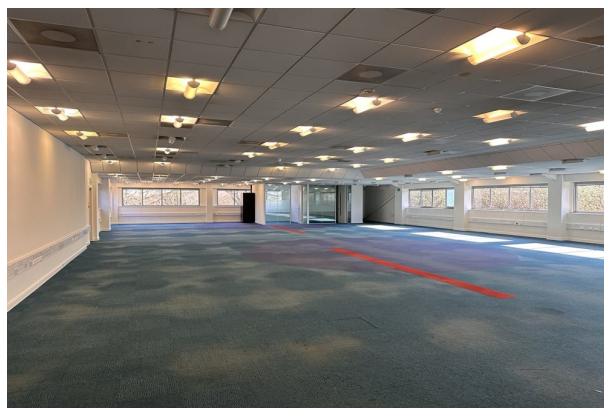
Further details available on request

EPC

The Property has an EPC rating C

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



Sarah-Jayne Lishman

0113 457 5551 | 07725 365 997

sarah-jayne.lishman@dhpproperty.co.uk



Miles Phoenix

0113 245 0550 | 07442 428922

Miles.phoenix@dhpproperty.co.uk

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