



## Sovereign House, Trinity Business Park

Waldorf Way, Wakefield, WF2 8EE

### Office To Let

**2,289 sq ft (212.66 sq m)**

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

### Summary

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Available Size | 2,289 sq ft                                                                  |
| Rent           | £25,000 per annum                                                            |
| Business Rates | Upon Enquiry                                                                 |
| VAT            | All rents are exclusive of VAT.                                              |
| Legal Fees     | Each party to bear their own costs. Each party to pay their own legal costs. |
| EPC Rating     | Upon enquiry                                                                 |

### 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

### 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.

### Viewings

Sarah-Jayne Lishman Sarah-Jayne.lishman@dhp.org.uk 0113 245 0550

### 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.

### Business Rates

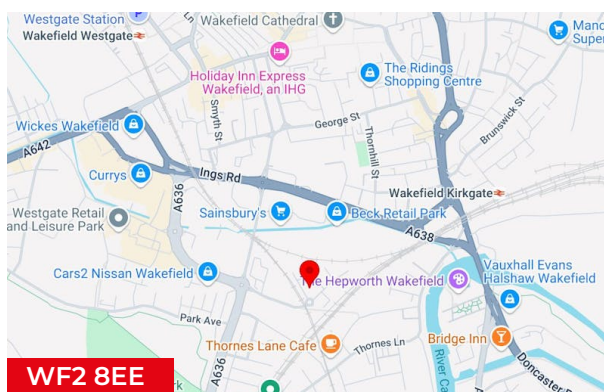
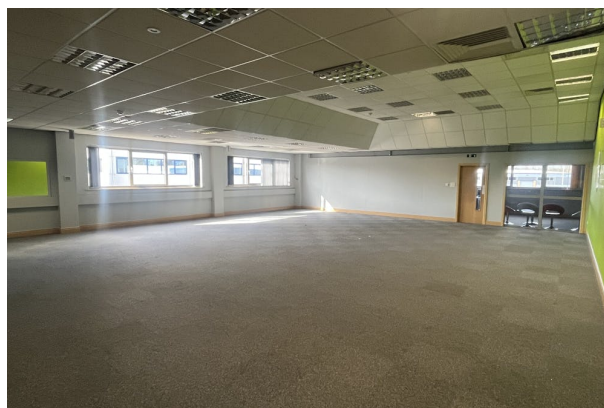
Interested parties are advised to contact Wakefield Council with regards to Business Rates payable.

### EPC

An EPC is available upon request.

### 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



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