



Part let office investment, Trinity Park House
16,238 sq ft

Trinity Park House, Trinity Business park
Fox Way
Wakefield
WF2 8EE

Location

The property is situated on the popular estate known as Trinity Business Park situated on the outskirts of Wakefield city centre. Wakefield has two train stations providing convenient access into Leeds in 15 minutes and to London Kings Cross in 2 hours.

Trinity Business Park benefits from excellent road connectivity being less than 3 miles from junctions 39, 40 & 41 of the M1 motorway and junction 30 of the M62 motorway.

Wakefield is a busy commercial and administrative centre located approximately 9 miles south east of Leeds and 25 miles north of Sheffield.

Trinity Business Park is located approximately 0.5 miles south of Wakefield city centre close to Cathedral Retail Park and Beck Retail Park.

Description

Trinity Park House is located to the north east of Trinity Business Park and is set within a secure site which was developed in the 1990's.

The building is of a steel frame construction with part brick, part composite sheet clad elevations incorporating double glazed aluminum framed windows beneath a pitched metal sheet roof.

The specification in brief comprises:

- Glazed atrium
- Passenger lift to first floor
- Carpeted floors
- Suspended ceiling
- Large kitchen/ breakout room
- 57 car parking spaces / 29 allocated spaces to the first floor space



Accommodation

The property provides the following Net Internal Areas:

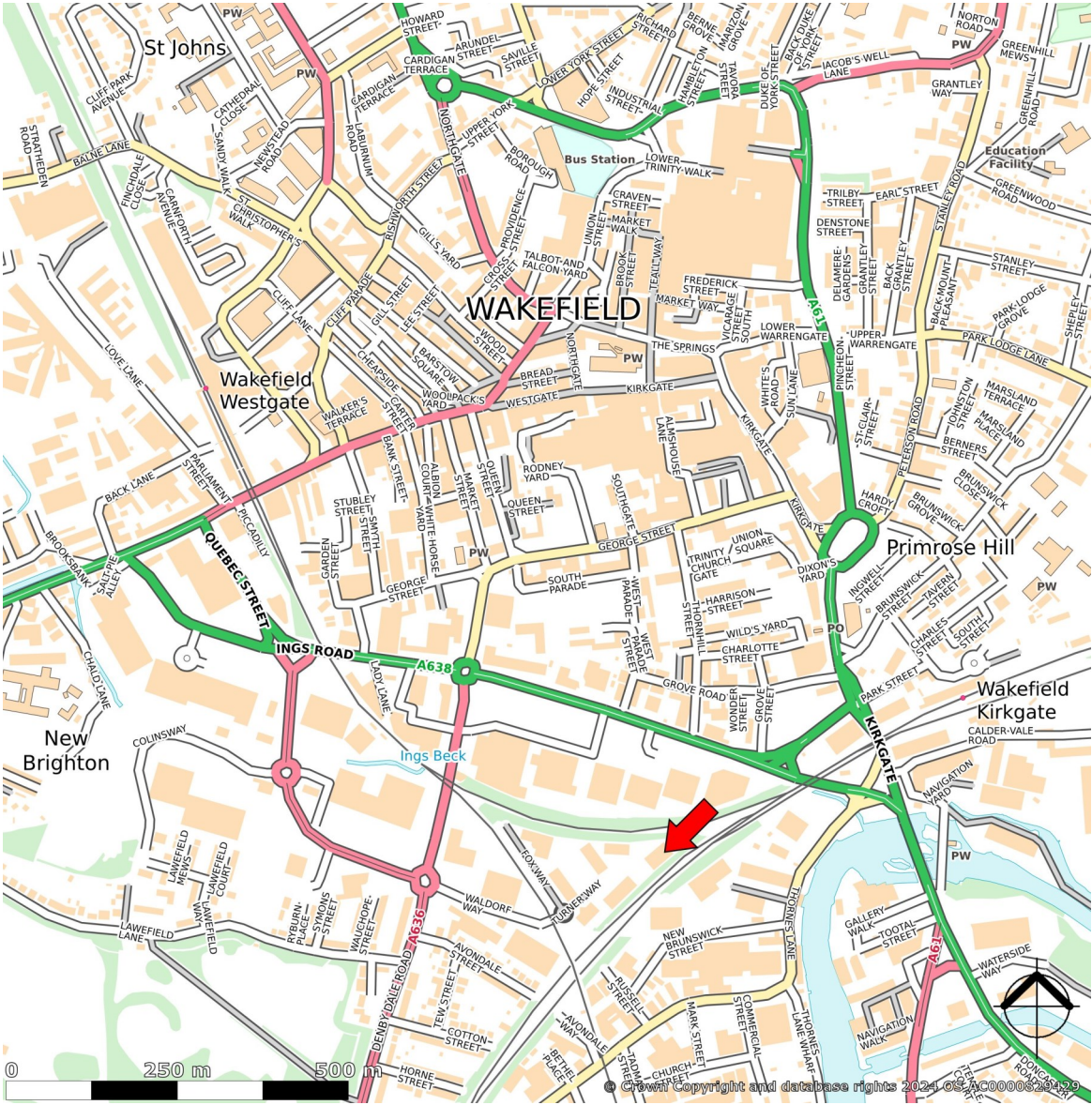
Floor	Sq M	Sq Ft
Ground (occupied)	746.52	8,035
First (vacant)	762.01	8,202
Total	1,508.53	16,237

Terms

The first floor is available to let on new terms to be agreed.

The ground floor of the property is let as follows;

Size	8,035 Sq Ft
Tenant	2 Sisters Food Group Limited
Rent	£95,000
Term	10 years from June 2023, subject to a break option at years 3 and 6 .





Availability

Trinity Park House is available For Sale as a whole, subject to the lease on the ground floor to 2 Sisters Food Group Limited.

Quoting terms available on request.

Legal fees

Each party is responsible for their own legal fees in connection with the transaction.

Business rates

Upon enquiry

VAT

Prices quoted exclude VAT which may be in addition to the sale price.

EPC rating

The property has an EPC rating of C.

Contact & further information

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