



Sovereign House, Trinity Business Park

Waldorf Way, Wakefield, WF2 8EE

**Ground floor storage with ramped access and double doors
suitable for various storage uses**

937 sq ft (87.05 sq m)

- Various potential uses including storage, kitchen or lab space
- Well maintained estate
- On site parking
- Ground floor unit
- Close proximity to Wakefield city centre
- Flexible terms

Summary

Available Size	937 sq ft
Rent	£10 per sq ft
Business Rates	Upon Enquiry
Service Charge	£4.57 per sq ft
VAT	All rents are exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

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

The available space is located on the ground floor and has previously been used as commercial kitchen with fridge and storage facilities and benefits from the following specification;

- Convenient level access
- Self contained unit
- Solid concrete floor
- Double pedestrian access doors suitable for larger goods
- Shared WC facilities
- Allocated parking

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

Contact the Sole Agents DHP

Terms

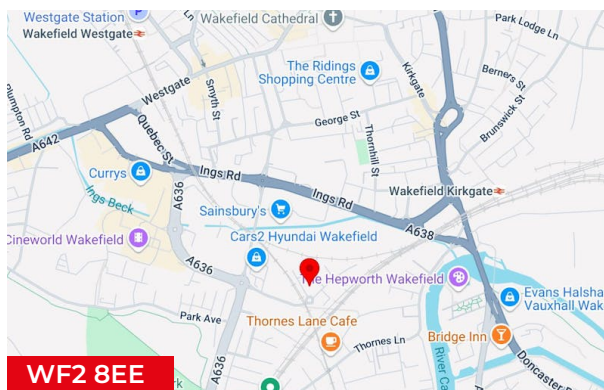
The property is available by way of a new Internal repairing and insuring (IRI) lease on terms to be agreed.

Business Rates

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

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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