



To Let

International House
Trinity Business Park
Waldorf Way
Wakefield WF2 8EE

2,640 Sq Ft
Leasehold

- High quality ground floor office
- Onsite parking
- Well maintained estate
- Close proximity to Wakefield city centre

Agency | Consultancy | Development | Investment | Valuation

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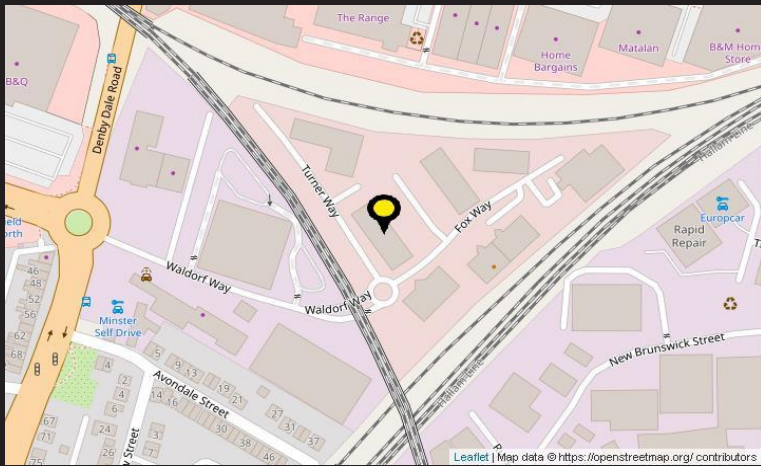
RICS

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.



Description

International House is a 3 storey modern and high quality office building within Trinity Business Park.

Suite 1 comprises of a ground floor office extending to 2,640 sq ft and benefits from the following specification;

- Open plan office plus 2 meeting rooms / private offices
- Suspended ceiling
- Carpeted floors
- Air conditioning
- Perimeter services
- 6 Allocated parking spaces
- Full disabled access
- Intercom entry system
- Kitchenette
- Shared WC and shower facilities

Accommodation

Ground Floor Office - Suite 1 International House

Net Internal Area - 2,640 sq ft.

Use

The property benefits from a E use classification. All interested parties are advised to make their own use enquiries via Wakefield City Council.

Business Rates

The property has a current Rateable Value of £20,750.

Tenure/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 £34,000 per annum.

EPC

The EPC rating for this property is D. A full copy is available upon request.

VAT

All rents are exclusive of VAT.

Legal Costs

Each party to pay their own legal costs.

Further Information and Viewing Arrangements

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DOVE HAIGH PHILLIPS

