



## To Let

Sovereign House  
Trinity Business Park  
Waldorf Way  
Wakefield WF2 8EE

1,203 - 3,488 Sq Ft  
**Leasehold**

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

Agency | Consultancy | Development | Investment | Valuation

Dove Haigh Phillips LLP, 11 Park Square East, Leeds LS1 2NG

t: 0113 245 0550

w: [dhp.org.uk](http://dhp.org.uk)

e: [advice@dhp.org.uk](mailto:advice@dhp.org.uk)

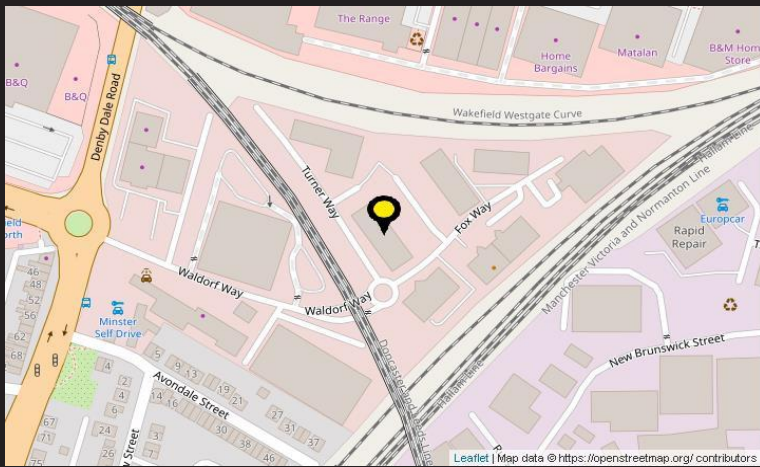


## Location

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

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

A range of office suites are available with the following specification;

- Suspended ceiling
- Carpeted floors
- Air conditioning
- Perimeter services
- Allocated parking spaces
- Intercom entry system
- Shared WC facilities

## Accommodation

Suite 3 - 2,285 sq ft  
Suite 6 - 1,203 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

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

## 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 £10 per sq ft.

## 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

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