



Angermann  
Goddard &  
Loyd



## ON THE INSTRUCTIONS OF SOVEREIGN LAND UNIT G41 TEALL WAY TRINITY WALK SHOPPING CENTRE WAKEFIELD

### LOCATION

Trinity Walk Shopping Centre is a new centre in the heart of Wakefield town centre which opened on 6th May 2011.

Providing approximately 500,000 sq ft the centre is anchored by Debenhams and Sainsbury's. Other tenants include H&M, New Look, Topshop/Topman, Next, USC, Argos and Pizza Express to name but a few. The centre benefits from a 1,000 space car park with direct access from the inner ring road and is also adjacent to the bus terminal for the town.

The subject unit is located adjacent to Carphone Warehouse and Pulp. Other operators nearby include The Body Shop, Esquires, Game, Menkind, Lush, JD and Bank.

### ACCOMODATION

The premises are arranged over Ground Floor and provide the following approximate areas:

	Imperial	Metric
Internal Width	24 ft	7.31 m
Ground Floor (approx):	1,550 sq ft	144 sq m

The premises are in developers shell condition with capped off services.

### LEASE

The property is available on a new effective full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

### RENT

At a commencing rental of £90,000 pax.

### SERVICE CHARGE

For the current year the service charge is approx £5 per.sq.ft

### RATES

To be assessed.

Interested parties are advised to liaise with local charging authority (Wakefield Council on 08458506506).

### VIEWING

Viewings are strictly by prior appointment through:

**Mark Talbot** - 020 7465 5125  
mark.talbot@agl-london.co.uk

**Anthony Williams** - 020 7465 5118  
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Or via our joint agents Lunson Mitchenall

**Nick Hartwell** - 020 7478 4950  
nickh@lunson-mitchenall.co.uk

**Rob Wingrave** - 020 7478 4950  
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