



Angermann
Goddard &
Loyd



ON THE INSTRUCTIONS OF SOVEREIGN LAND

UNIT G50

TRINITY WALK SHOPPING CENTRE, WAKEFIELD

LOCATION

Trinity Walk Shopping Centre is located in the heart of Wakefield town centre providing approximately 500,000 sq ft.

The centre is anchored by Debenhams and Sainsbury's and other tenants include H&M, New Look, Topshop/Topman, Next, USC, Argos and Republic 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 main bus terminal for the town centre.

The subject unit is located adjacent to Costa Coffee and Select. Nearby operators include Debenhams, New Look, River Island, Republic, Topshop, H&M and La Senza to name but a few.

ACCOMODATION

The premises are arranged over Ground Floor on a prominent corner location providing the following approximate areas:

	Imperial	Metric
Internal Width	24 ft 9 ins	7.59 m
Ground Floor (GIA):	2,438 sq ft	226.50 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 at a commencing rental of £140,000 pax.

SERVICE CHARGE

For the current year the service charge is approx £10,198 per annum.

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
anthony.williams@agl-london.co.uk

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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- EXCHANGED
- IN SOLICITORS HANDS
- IN NEGOTIATION
- AVAILABLE
- GYM
- OFFICES

Energy Performance Certificate

Non-Domestic Building



Unit G50
Trinity Walk Shopping Centre
Trinity Walk
WAKEFIELD
WF1 1QU

Certificate Reference Number:
0997-2778-8030-5700-6903

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Net zero CO₂ emissions

◀ 57

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	401
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	128.28

Benchmarks

Buildings similar to this one could have ratings as follows:

62 If newly built

101 If typical of the existing stock