

# TO LET Unit 1 Calder Close

Lambert  
Smith  
Hampton

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| DURKAR | WAKEFIELD | WF4 3BA |

- ✓ Self-contained offering
- ✓ Available fully furnished
- ✓ 18 car parking spaces (1:280)
- ✓ Located on Junction 39 of the M1 motorway
- ✓ Carpeted throughout
- ✓ Air conditioning throughout
- ✓ Lift
- ✓ Suspended ceilings
- ✓ WC's on each floor
- ✓ Shower facilities

High Quality Offices - 2,503 – 5,073 sq ft (232.53 – 469.53 sq m)

# Description

Unit 1 Calder Close comprises a modern two storey office building extending to approximately 5,073 sq ft (469.53 sq m). The property provides high quality accommodation throughout, including open plan office space, a kitchen and breakout area, and WC and shower facilities at ground floor level.

The first floor is configured to provide five meeting rooms of varying sizes, including a boardroom, together with a kitchenette and additional open plan workspace. The property can be made available fully fitted and furnished if required.

The landlord is prepared to undertake upgrade works, including the installation of LED lighting throughout.

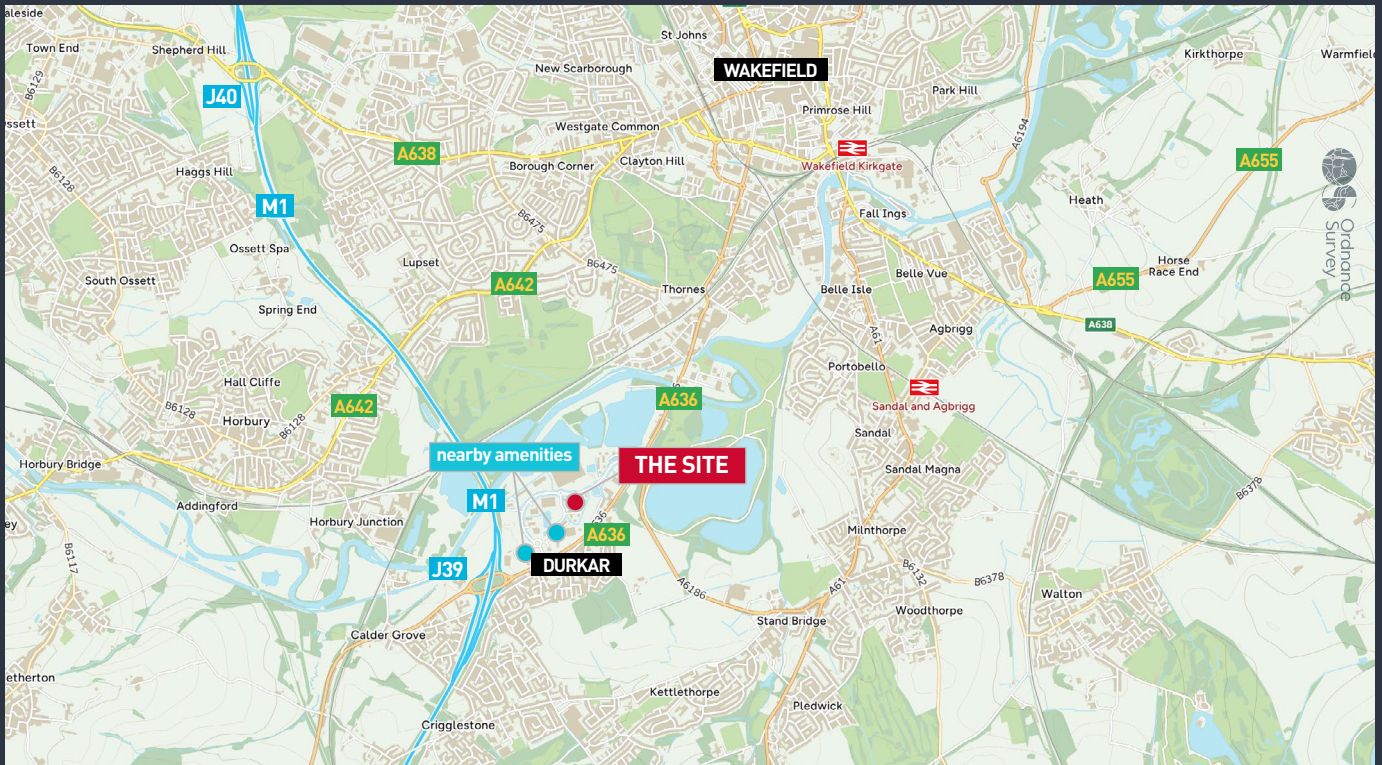


## Calder Park Business Park nearby amenities:



# Location

Unit 1 Calder Close is situated within Calder Park Business Park, a well-established commercial area just two miles south-west of Wakefield city centre. Positioned off the A636 Denby Dale Road, the site offers direct access to Junction 39 of the M1, providing excellent connectivity to Leeds, Sheffield, and the wider Yorkshire region. Its urban setting benefits from strong transport links, with Wakefield Westgate and Sandal & Agbrigg stations nearby, and Leeds Bradford Airport reachable in under 40 minutes.



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# The Site

Unit 1 Calder Close, Durkar, Wakefield, WF4 3BA

Ordnance Survey

Red line Leasehold site

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# Viewing and Further Information

Viewing strictly by prior appointment please contact:

**Matthew Procter**  
 M: 07514 311 590  
 E: [Mprocter@lsh.co.uk](mailto:Mprocter@lsh.co.uk)

**Lambert Smith Hampton**

**Alfie Weston**  
 M: 07707 866 742  
 E: [alweston@lsh.co.uk](mailto:alweston@lsh.co.uk)

[lsh.co.uk](http://lsh.co.uk)

**Lambert Smith Hampton**  
 9 Bond Court, Leeds, LS1 2JZ  
 Office: 0113 245 9393



## Accommodation

We understand the floor areas to be as follows:

Floor	Sq Ft	Sq M
Ground floor	2,503	232.53
First Floor	2,565	237.00
<b>Total</b>	<b>5,073</b>	<b>469.53</b>

## EPC

EPC rated **B (30)**.

## Business Rates

The current rateable value for Unit 1 Calder Close, Durkar, Wakefield, WF4 3BA from **1 April 2023 to present is £26,500**.

Please note, from the **1st April 2026** the rateable value will be **£31,750**.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

## VAT

Vat will be charged where applicable. All prices premiums and rents are quoting exclusive of VAT at the prevailing rate.

## Terms

Accommodation is available on flexible terms by way of a new full repairing and insuring lease. The property is available to let as a whole or on a floor by floor basis, or for sale as a whole.