



## Ground Floor, Unit 2

Calder Close, Calder Park, Wakefield, WF4 3BA

**A high quality ground floor office suite available to lease on the popular and conveniently located Calder Park J39 M1**

**1,288 sq ft**  
(119.66 sq m)

- Well appointed Ground Floor Office
- Kitchenette including integrated dishwasher & fridge
- Full access raised IT flooring
- Allocated car parking - 3 spaces
- Convenient location for access to the M1
- Offered by way of a new lease

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## Summary

<b>Available Size</b>	1,288 sq ft
<b>Rent</b>	£19,000 per annum
<b>Rates Payable</b>	£5.71 per sq ft
<b>Rateable Value</b>	£14,750
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (79)

## Description

Calder Court offers a collection of high-specification office buildings arranged around a landscaped courtyard, creating an attractive and practical working environment. The development benefits from dedicated on-site car parking.

Unit 2 is a self-contained, two-storey semi-detached building providing high-quality, modern office accommodation. Designed with flexibility in mind, we currently have the ground floor suite available to let.

## Location

Calder Court is situated on Calder Park, one of the region's largest business parks, just off J39 of the M1 motorway and conveniently positioned for easy access to Wakefield and Leeds city centre.

This regionally significant business park is home to a wide range of successful organisations. It offers a thriving business environment complemented by a range of onsite amenities including a Starbucks, Subway, Spar convenience store, Premier Inn hotel along with the Red Kite and Swan & Cygnet public houses.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,288	119.66	Available
<b>Total</b>	<b>1,288</b>	<b>119.66</b>	

## Specification

Finished to a high standard specification, including:

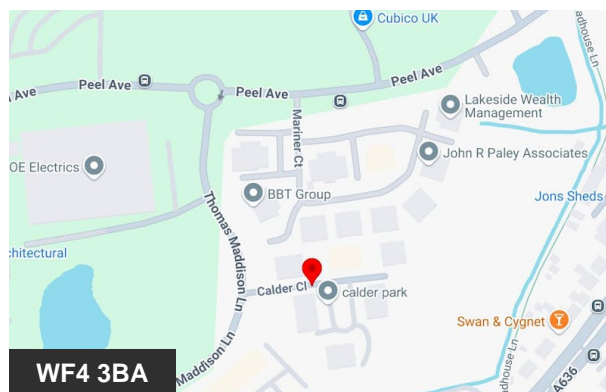
- Suspended ceilings with recessed lighting
- Full access raised IT flooring
- Double glazing
- Remote monitored CCTV security system
- Kitchenette including integrated dishwasher & fridge

## Terms

The Ground floor of Unit 2 is available to let by way of a new lease at a quoting rent of £19,000 per annum exclusive.

## Car Parking

The suite benefits from 3 dedicated car parking spaces.



## Viewing & Further Information



**Robin Beagley**

07733 895927

rbeagley@wsbproperty.co.uk