



Unit 2

Calder Close, Calder Park, Wakefield, WF4 3BA

**Part-income producing,
high-quality semi-detached
office on Calder Park J39 M1**

1,305 to 2,593 sq ft
(121.24 to 240.90 sq m)

- Well appointed vacant First Floor office
- Ground floor let on a 10 year lease
- Would suit an owner occupier or investor
- Kitchenette including integrated dishwasher & fridge
- Full access raised IT flooring and LED lighting
- Convenient location for access to the M1

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Summary

Available Size	1,305 to 2,593 sq ft
Price	Offers from £395,000
Rates Payable	£5.30 per sq ft
Rateable Value	£16,000
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2.30 per sq ft
EPC Rating	B (39)

Description

Calder Court comprises 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 two-storey, semi-detached building offering high-quality, modern office accommodation. Designed for flexibility, the property is income-producing on the ground floor with a 10-year lease in place, while the first-floor suite is vacant and ready to occupy. The building is therefore well suited to an occupier seeking to own their premises with the advantage of immediate rental income, or to an investor looking to let the first floor.

Location

Calder Court is located on Calder Park, one of the region’s largest business parks, just off J39 of the M1, providing fast road links to Wakefield and Leeds city centre. The park is home to a wide range of established organisations and delivers a busy, professional business environment. Onsite amenities enhance day-to-day convenience and staff wellbeing, making Calder Court a practical and attractive base for businesses of all sizes. Onsite ammenties include 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
1st - Floor	1,305	121.24	Available
Ground - Floor	1,288	119.66	Available
Total	2,593	240.90	

Specification

Finished to a high standard specification, including:

- Suspended ceilings with recessed LED lighting
- Full access raised IT flooring
- Double glazing
- Remote monitored CCTV security system
- Kitchen area on each floor including integrated dishwasher & fridge
- Passenger Lift



Viewing & Further Information



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Terms

Unit 2 is offered for sale on a long-leasehold basis, with offers invited from £395,000 + VAT. The property benefits from an existing 10-year ground-floor lease to GRS (Roadstone) Limited, subject to a tenant-only break at year 5, producing an annual rent of £19,000 + VAT with a 5-year rent review. The first-floor suite is currently vacant and available for immediate occupation.

This combination makes Unit 2 attractive to an owner-occupier seeking immediate rental income or to an investor looking for a high-quality asset with an available letting opportunity.

The property is available by way of a long leasehold title expiring 1st January 3004.

Car Parking

The property includes 9 dedicated car parking spaces, providing convenient on-site parking, 4 spaces allocated to the vacant first-floor suite and 5 spaces to the ground-floor tenant.