



First Floor, Unit 2

Calder Close, Calder Park, Wakefield, WF4 3BA

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

1,305 sq ft
(121.24 sq m)

- Well appointed First 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

Available Size	1,305 sq ft
Rent	£19,510 per annum
Rates Payable	£5.30 per sq ft
Rateable Value	£16,000
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 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 two-storey semi-detached building providing high-quality, modern office accommodation. Designed with flexibility in mind, we currently have the first 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
1st - Floor	1,305	121.24	Available
Total	1,305	121.24	

Specification

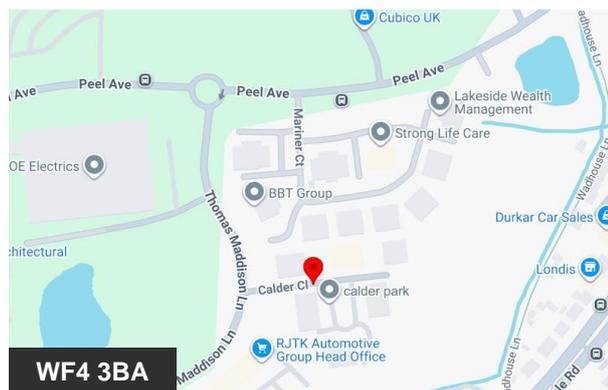
Finished to a high standard specification, including:

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

Terms

The First floor of Unit 2 is available to let by way of a new lease at a quoting rent of £19,510 per annum exclusive.

Car Parking



Viewing & Further Information



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