

SUPERB OFFICES TO LET



Ground & first floor may let separately.



Unit 6, Calder Close, Calder Park, Wakefield, WF4 3BA



- 2,500 sq ft - 5,000 sq ft (232 sq m - 464 sq m)
- Offered on flexible terms
- 18 car parking spaces
- DDA Compliant
- Excellent lunch time food offering
- Less than one mile from junction 39 of the M1 motorway

DESCRIPTION

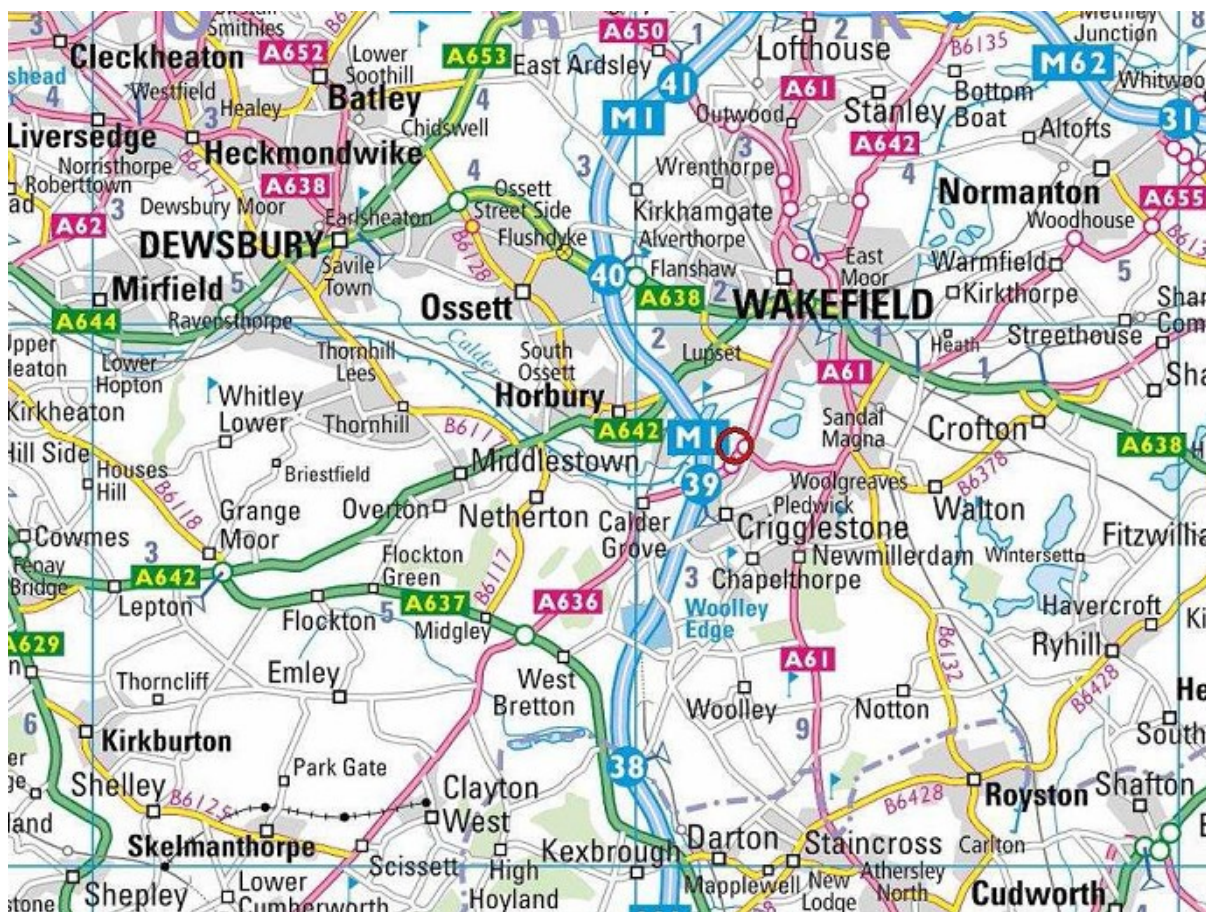
Unit 6 Calder Close is a purpose built two storey office building constructed in 2005. Internally, the accommodation is very well finished and is ready for immediate occupation offering a mix between private offices, board rooms and open spaces. Kitchen, shower & toilet facilities are provided for along with a lift.

The property benefits from having a modern office specification including suspended ceiling with CAT II lighting and full access raised floors for IT and telephone cabling.

LOCATION

The property is situated within Calder Park, one of Yorkshires premier and fastest growing business parks. This regionally significant business park is home to a wide range of national and local occupiers. The park offers an array of onsite amenities these include a Premier Inn, Subway, Petrol Filling Station, Starbucks, Burger King and KFC.

The property is located approximately 2 miles south west of Wakefield town centre at junction 39 of the M1 motorway providing convenient access to Leeds and Sheffield, whilst the M62 motorway is within 10 miles drive to the north.



ACCOMODATION

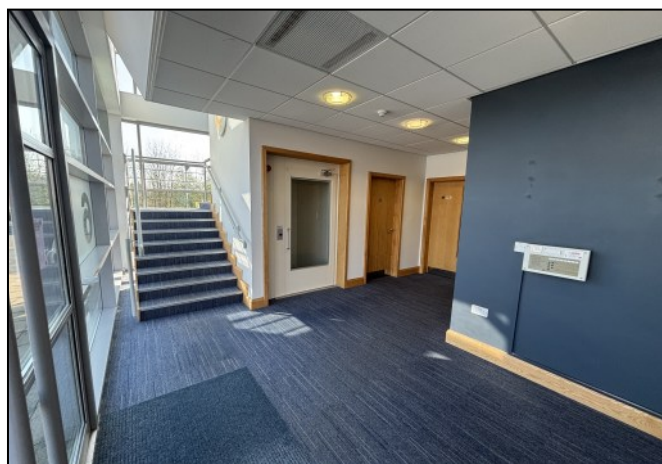
Ground Floor – 2,500 sq ft (232.sq m)

First Floor – 2,500 sq ft (232 sq m)

Total net area = 5,000 sq ft (464 sq m)

SUMMARY

RENT	£65,000 per annum (Alternatively, each floor is available at £33,000 per annum).
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£43,750
SMALL BUSINESS RATES RELIEF	Not applicable. For more information please contact the local authority on 01977 727121.
VAT	Applicable.
SERVICE CHARGE	£6,000 per annum per floor plus VAT fixed for 2 years from the commencement of the lease. To include: Estate management services (car parking, estate road and green spaces), lift maintenance /insurance, fire alarm servicing, sanitary bins and gutter maintenance.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	B-32



VIEWINGS & FURTHER ENQUIRIES



Lee Carnley
01924 291500
lee.carnley@vickerscarnley.co.uk



Isobel Smith
01924 291500
isobel.smith@vickerscarnley.co.uk

GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created January 2025 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.