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To Let (May Sell)

Unit 5 Calder Close, Calder Park, Wakefield, WF4 3BA

- 3,094 sq ft (287.41 sq m) NIA
- Modern first floor offices
- Excellent access to the M1
- 10 designated car parking spaces

0113 246 1533

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Location

Unit 5 is located on the established Calder Close, forming part of the Calder Park Business Park at Junction 39 of the M1 motorway in Wakefield. The property is situated approximately 2 miles from Wakefield city centre, 15 miles to the south of Leeds. The property benefits from excellent access to the motorway network, being adjacent to J39 of the M1, which provides direct access to Leeds and Sheffield, along with access to the M62.

Calder Park is also well served by public transport and has a regular bus service from the city centre as well as providing on site amenities.

Description

The property comprises a modern purpose built, 2 storey self-contained, office building positioned in the centre of the Business Park fronting the main entrance at Calder Close. The ground floor is let to Kuehne & Nagel. The available accommodation is on the first floor and provides the following specification:-

- ◆ Open plan offices
- ◆ Suspended ceiling
- ◆ Cat II lighting
- ◆ Comfort cooling to part
- ◆ Raised access floors
- ◆ Glazed reception area
- ◆ Double glazed aluminium framed windows
- ◆ Male/Female/Disabled WC's
- ◆ Kitchenettes with integrated dishwasher and fridge
- ◆ Lift

The property also has 10 demised car parking spaces.

Accommodation

The accommodation has been measured in accordance with the RICS Property Measurement (1st Edition) and provides the following areas:

Accommodation	Sq Ft	Sq M
Ground Floor	Let to Kuehne & Nagel	
First Floor	3,094	287.41
Total	3,094	287.41

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Business Rates

We understand from the VOA that the property has the following assessment:

Description: Offices and premises

Rateable Value: £21,245

We recommend all interested parties make their own enquiries with Wakefield City Council.

Terms

The unit is available to let by way of a new full repairing and insuring lease direct from the landlord on flexible lease terms at a quoting rent of £12.50 per sq ft exclusive. Alternatively the building is available for sale. For further information contact the agents.

EPC

The property has an EPC rating of D83. The recommendation report and full certificate can be provided on request.



Viewing & Further Information

Strictly by appointment with the sole letting agents:

Knight Frank

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Contact: Sam Jamieson

Email: sam.jamieson@knightfrank.com

Tel: 0113 288 5261

Subject to Contract

Photographs: March 2017

Particulars: February 2018

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