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For Sale (may let)

Unit 4, Calder Close, Calder Park, Wakefield WF4 3BA

- 1,970-4,187 sq ft (183-388.98 sq m)
- 14 designated car parking spaces
- Situated adjacent to Junction 39 of M1 Motorway
- Located within Yorkshire's fastest growing business park

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Google Maps

LOCATION

The property is situated within Calder Park, one of Yorkshire's premier and fastest growing business parks, home to a wide range of national and local occupiers. The park offers an array of onsite amenities including a Premier Inn, Subway, Petrol Filling Station with a Sainsbury's convenience store and Starbucks.

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.

DESCRIPTION

Unit 4 Calder Close is a purpose built two storey office building constructed in 2005. The accommodation is self-contained and finished to a high specification providing an attractive light entrance and common areas with WC provisions.



SPECIFICATION

The offices which are predominantly open plan benefits from a modern specification to include for:-

- ◆ Suspended Ceiling with LED (first) & CAT II lighting (ground)
- ◆ Full access raised floors wired for IT and power cabling may be removed dependent on dilapidations
- ◆ Air conditioning
- ◆ Kitchen on both floors
- ◆ DDA compliant
- ◆ Window blinds
- ◆ Shower facility
- ◆ CCTV
- ◆ Security grills

ACCOMMODATION

The offices have been measured to have the following approximate net internal floor area:-

Floor	SQ M	SQ FT
Reception	15.60	168
Ground	183.02	1,970
First	190.36	2,049
TOTAL	388.98	4,187

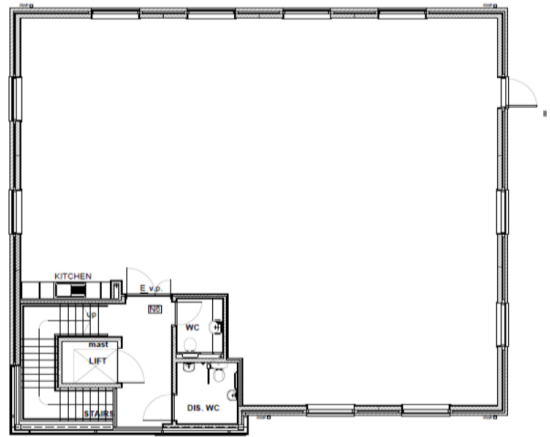
CAR PARKING

14 on site car parking spaces are allocated to the demise and will be allocated on a pro-rata basis.

TERMS

The long leasehold of the property with vacant possession (999 years from 2 February 2005) is available to purchase at a price of £500,000 exclusive. Alternatively the Landlord will consider letting on a floor by floor basis by way of new effective Full Repairing and Insuring leases for a term to be agreed at a quoting rent of £14.00 psf per annum exclusive.

Further information available upon request.



(first floor plan – indicative)

BUSINESS RATES

The property has been assessed to have a Rateable Value of:

FLOOR	RATEABLE VALUE
First & Part Ground	£19,250
Part Ground	£13,250

The current non domestic rate multiplier in the £ for the financial year 2020/2021 is 49.9 pence

We advise all interested parties to make their own enquiries of the local rating authority.

ESTATE/SERVICE & INSURANCE

Both will be payable in respect of the above. Further information available upon request.

EPC

The offices have been assessed to have the following EPC Ratings:-

FLOOR	EPC RATING
Part Ground	D (86)
First	B (50)

A copy of the certificates is available upon request.

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.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:

Knight Frank

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Subject to Contract

Particulars: March 2021

Photographs: February 2021

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- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [March 2021]. Photographs and videos dated [February 2021].]

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