



Business Parks

The logo for Alder Park, featuring the word "ALDER" in a white serif font inside a white circular shape, and the word "PARK" in a white serif font below a white stylized tree icon.

ALDER
PARK

**JUNCTION 39
THE M1 BUSINESS PARK**

**DEVELOPMENT LAND
OPPORTUNITIES**



**PRIME DEVELOPMENT
LAND** OPPORTUNITIES
FOR A RANGE OF
COMMERCIAL USES
AT THE MOST
DIVERSE PARK IN THE
YORKSHIRE REGION.



THE FACTS

CALDER PARK IS SET IN 240 ACRES OF LAND AND HAS DETAILED PLANNING CONSENT FOR UP TO 1.5 MILLION SQ. FT. OF BESPOKE OFFICE ACCOMMODATION.

It can accommodate office buildings from 10,000 sq. ft. (929 sq. m.) upwards.

The Business Park is already home to over 70 occupiers including Minster Law, the Highways Agency, West Yorkshire Police, OE Electrics, Miller Homes and Taylor Wimpey.

The site also incorporates a 100 acre dedicated nature reserve and meets the highest environmental standards, as well as having a lower density of development than any other business park in the region.

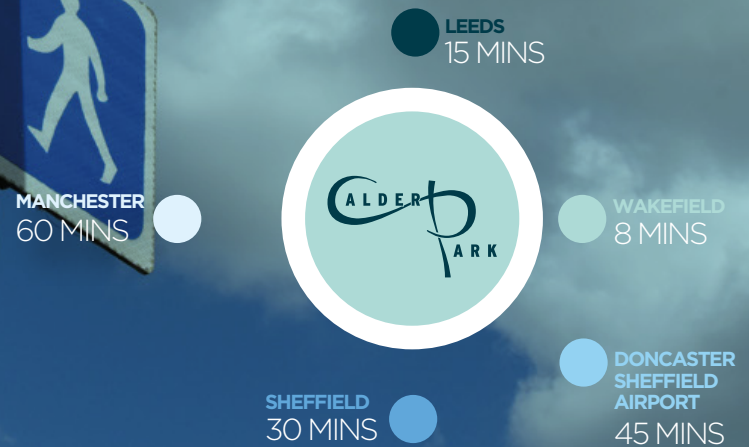


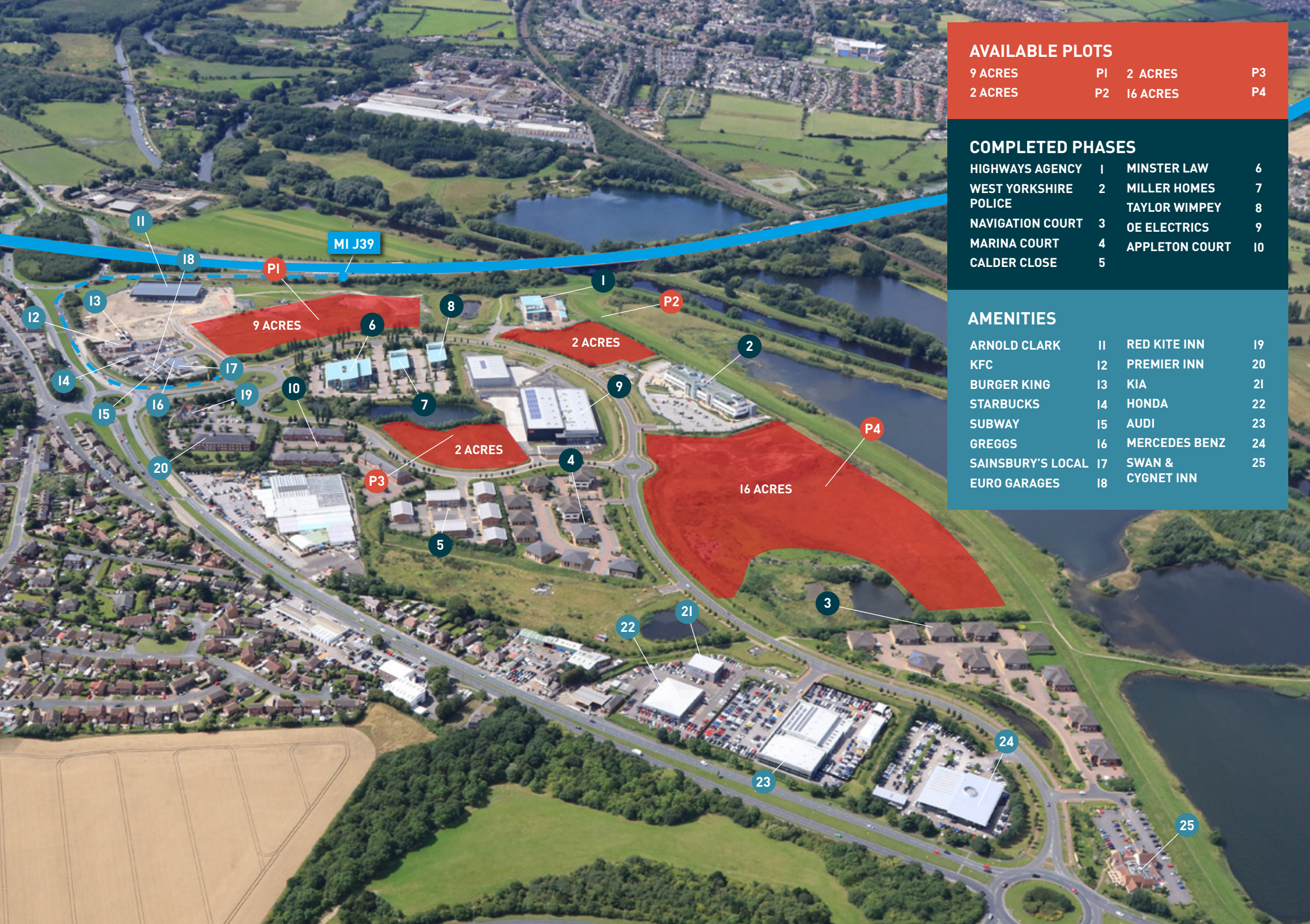
LOCATION

CALDER PARK IS SITUATED IN A PROMINENT POSITION IMMEDIATELY ADJACENT TO AND VISIBLE FROM JUNCTION 39 OF THE M1 MOTORWAY ALLOWING EASY ACCESS TO AND FROM LONDON AS WELL AS THE WHOLE OF THE YORKSHIRE REGION.

Calder Park is also served by frequent bus services and supports sustainable transport with a dedicated cycleway running through.

DRIVE TIMES





AVAILABLE PLOTS

9 ACRES	PI	2 ACRES	P3
2 ACRES	P2	16 ACRES	P4

COMPLETED PHASES

HIGHWAYS AGENCY	1	MINSTER LAW	6
WEST YORKSHIRE POLICE	2	MILLER HOMES	7
NAVIGATION COURT	3	TAYLOR WIMPEY	8
MARINA COURT	4	OE ELECTRICS	9
CALDER CLOSE	5	APPLETON COURT	10

AMENITIES

ARNOLD CLARK	11	RED KITE INN	19
KFC	12	PREMIER INN	20
BURGER KING	13	KIA	21
STARBUCKS	14	HONDA	22
SUBWAY	15	AUDI	23
GREGGS	16	MERCEDES BENZ	24
SAINSBURY'S LOCAL	17	SWAN &	25
EURO GARAGES	18	CYGNET INN	



A636 WAKEFIELD CITY CENTRE

NATURE RESERVE

RIVER CALDER

MI J39

DENBY DALE ROAD

A636

AVAILABLE PLOTS

9 ACRES	P1	2 ACRES	P3
2 ACRES	P2	16 ACRES	P4

COMPLETED PHASES

HIGHWAYS AGENCY	1	MINSTER LAW	6
WEST YORKSHIRE POLICE	2	MILLER HOMES	7
NAVIGATION COURT	3	TAYLOR WIMPEY	8
MARINA COURT	4	OE ELECTRICS	9
CALDER CLOSE	5	APPLETON COURT	10

AMENITIES

ARNOLD CLARK	11	RED KITE INN	19
KFC	12	PREMIER INN	20
BURGER KING	13	KIA	21
STARBUCKS	14	HONDA	22
SUBWAY	15	AUDI	23
GREGGS	16	MERCEDES BENZ	24
SAINSBURY'S LOCAL	17	SWAN & CYGNET INN	25
EURO GARAGES	18		



THE OPPORTUNITY

THERE IS IN EXCESS OF 29 ACRES OF LAND AVAILABLE FOR DEVELOPMENT AT CALDER PARK.

All opportunities will be considered on a park that offers diversity across the board. Any interested parties will be complemented by a strong variety of users, with excellent brand presence already in existence.

The surrounding landscape offers a unique working environment. Whilst boasting exceptional transport links on Junction 39 of the M1 motorway, Calder Park also benefits from a 100 acre on-site nature reserve, creating a workplace environment that is more in keeping with the countryside. As a result, occupiers have the best of both worlds, convenient motorway access coupled with enjoyable, peaceful surroundings.

THE AMENITIES

CALDER PARK IS ALREADY HOME TO TWO PUB/RESTAURANTS, THE VIBRANT RED KITE (A VINTAGE INN), THE HOMELY SWAN AND CYGNET AND THERE IS ALSO A 74 BED PREMIER INN HOTEL.

In addition there are a number of car showrooms on the park, including:



There are fantastic on-site amenities within the Business Park, offered by the following occupiers:







www.calderpark.co.uk

CONTACT THE JOINT AGENTS FOR MORE INFORMATION.

Robin Beagley
rbeagley@wsbproperty.co.uk

Paul Fairhurst
pfairhurst@savills.com

PROPERTY CONSULTANT
wsb
www.wsbproperty.co.uk
0113 234 1444

savills.com
savills
Leeds
0113 244 0100

Peel Land & Property gives notice that: 1. These particulars do not constitute any part of any offer or contract. 2. The information contained within these particulars has been checked and is believed to be materially correct at the date of publication. 3. All descriptions, statements, dimensions, references, condition and necessary permissions for use and occupation or other details are given in good faith and believed to be correct but are made without responsibility and should not be relied upon as a representation of fact. Intending purchasers or tenants must satisfy themselves as to their accuracy before entering into any legal contract. 4. No warranty is given as to the condition of the Property or the condition or operation of any plant, machinery, equipment, services, fixtures and fittings referred to in these particulars. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT and any intending purchaser or tenant must satisfy themselves independently as to the liability for VAT in respect of any transactions. 6. The seller/landlord does not make or give and no person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Date of publication: August 2017. Date of photography: July 2017.

B L A Z E 0161 387 7252