marrtree Business Park

Thomas Maddison Lane | Peel Avenue
Calder Park | Wakefield | WF4 3GN

Newly constructed industrial / warehouse / trade counter units.

3,843 - 9,082 sq.ft
(357.03- 843.75 sq.m)

TO LET

2 Units Remaining





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Introduction.

Marrtree Business Park, Wakefield is a new build scheme comprising 9 high specification warehouse / industrial / trade counter units, which will sit in a prime location on the established and highly popular Calder Park, situated adjacent to Junction 39 of the M1 Motorway.

This new development will provide units that individually range from 3,843 sq.ft (357.03 sq.m) up to 9,082 sq.ft (843.75 sq.m).

Notable occupiers on Calder Park include National Highways, OE Electrics, MTW Architectural, Cubico, West Yorkshire Police, Taylor Wimpey Homes, Miller Homes & Avant Homes, Marstons and Minster Law.



UNITS 6-9



Specification.

The units will provide the following features within the specification:

- 6m eaves height to haunch
- Secure and Gated Estate
- Electrically operated sectional overhead door
- Ample car parking provision
- Solar PV - 4 KW per unit
- EV charging points
- Excellent yard & turning circle
- Office & reception
- Landscaped surrounds

A 0-25 EPC 'A'





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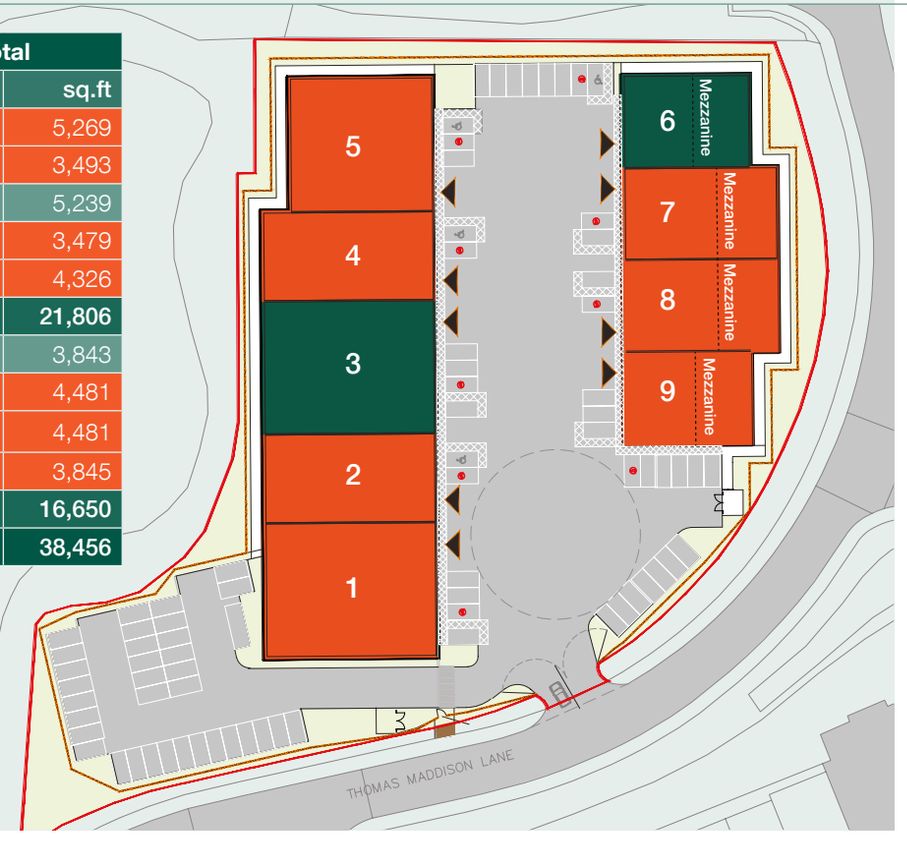
Accommodation.

Availability: Available | Let/under offer

Unit	Ground Floor		Mezzanine		Total	
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
1	489.51	5,269	Let		489.51	5,269
2	324.51	3,493	Let		324.51	3,493
3	486.72	5,239	N/A		486.72	5,239
4	323.21	3,479	Let		323.21	3,479
5	401.90	4,326	Let		401.90	4,326
Sub Total (GIA)					**2,025.85**	**21,806**
6	250.23	2,693	106.8	1,150	357.03	3,843
7	296.77	3,194	Under Offer		416.30	4,481
8	416.30	4,481	Let		416.30	4,481
9	357.21	3,845	Let		357.21	3,845
Sub Total (GIA)					**1,546.84**	**16,650**
TOTAL					**3,572.69**	**38,456**



Terms.

The units are available individually or combined on full repairing and insuring leases, for a term to be agreed.

Rent.

Rent on application.

Location.

Marrtree Business Park, Wakefield sits within the established and highly popular Calder Park, which is a mixed-use business park comprising an array of office, industrial, car showroom and leisure accommodation.

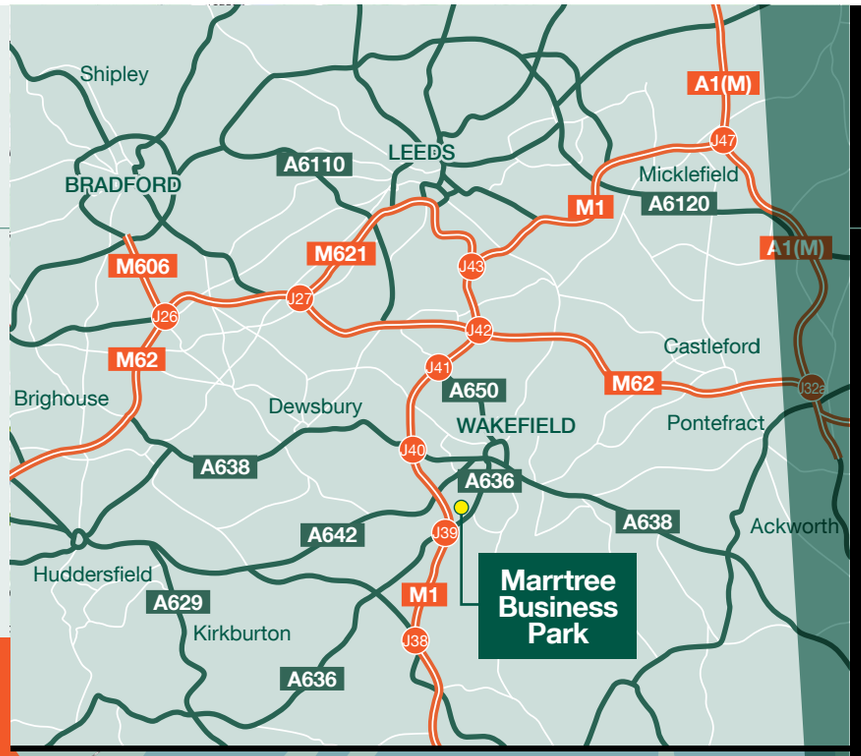
Calder Park is strategically positioned adjacent to Junction 39 of the M1 Motorway, just off Denby Dale Road (A636) and is situated just under 1.5 miles to the south west of Wakefield City Centre.

Click here for Google Map link

What3words link meals.plotting.hides

Calder Park also benefits from numerous amenities such as:

Premier Inn · KFC · bp · Burger King · Starbucks · Subway · Greggs · Spar · The Red Kite Vintage Inns · Marston's Swan & Cygnet





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