marrtree Business Park

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

Newly constructed industrial / warehouse / trade counter units.

3,479-13,044 sq.ft
(323.21-1,211.83 sq.m)

TO LET

50% LET

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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 3,479 sq.ft (323.21 sq.m) up to 13,044 sq.ft (1,211.83 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

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Specification.

The units will provide the following features within the specification:

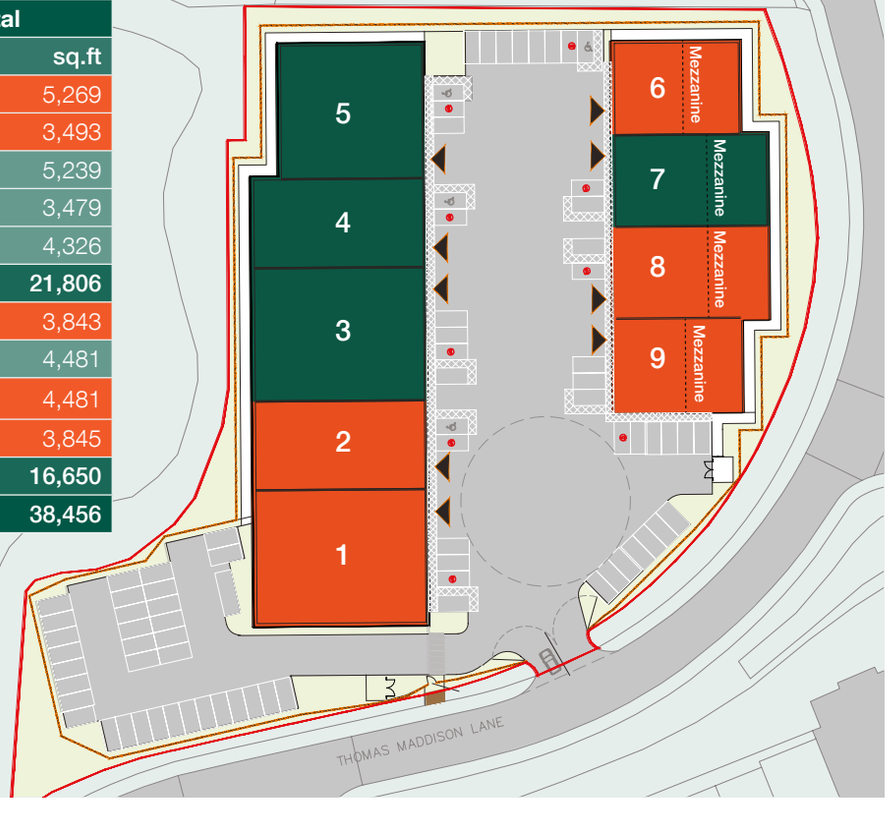
- 6m eaves height to haunch
- Secure and Gated Estate
- Electrically operated sectional overhead door
- Ample car parking provision
- Solar PV - 4 KW per unit
- EV charging points
- Excellent yard & turning circle
- Office & reception
- Landscaped surrounds

A 0-25 EPC 'A'

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	N/A		323.21	3,479
5	401.90	4,326	N/A		401.90	4,326
Sub Total (GIA)					**2,025.85**	**21,806**
6	357.03	3,843	Under offer		357.03	3,843
7	296.77	3,194	119.53	1,287	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.

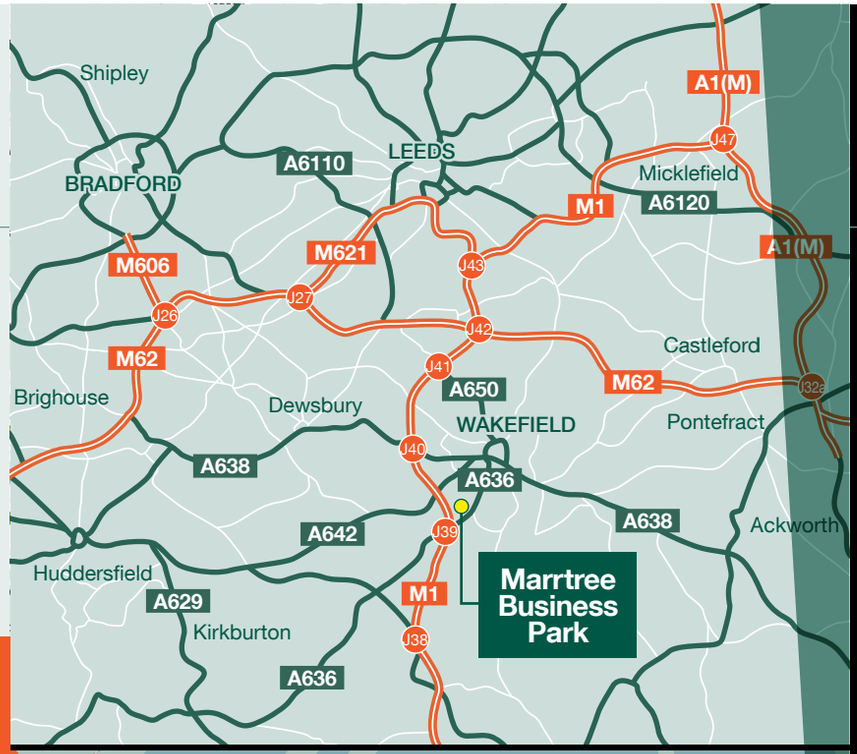
Calder Park is strategically positioned adjacent to Junction 39 of the M1 Motorway, just off Denby Dale Road (A636) and is situated just under 1.5 miles to the south west of Wakefield City Centre.

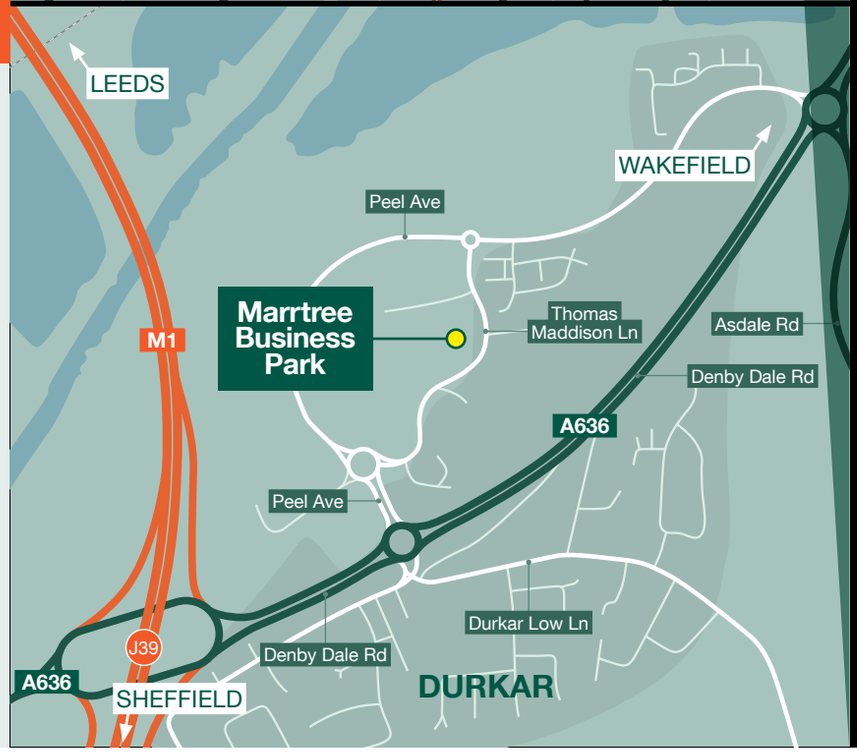
Click here for Google Map link

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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Further Information.

savills
0113 244 0100

GV&Co
gvproperty.co.uk
0113 245 6000

Tom Asher
07738 144 646
tom.asher@savills.com

Paul Mack
07921 933 636
paul@gvproperty.co.uk

Matt Ewin
07811 676 695
matthew.ewin@savills.com

Will Woodhall
07551 553 471
will@gvproperty.co.uk

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marrtree.co.uk

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