



marrtree Business Park

Thomas Maddison Lane | Peel Avenue
Calder Park | Wakefield | WF2 7UA

Newly constructed
industrial / warehouse
/ trade counter units.

3,479-21,806 sq.ft
(323.21-2,025.85 sq.m)

TO LET



02



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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 21,806 sq.ft (2,025.85 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'



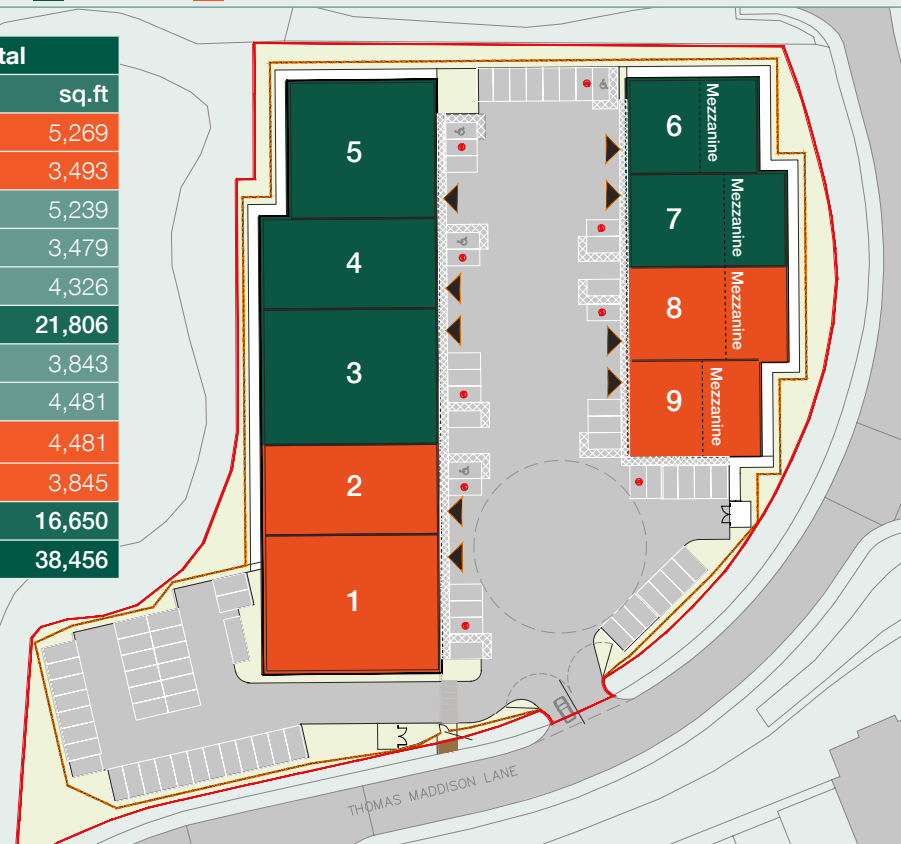
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Accommodation.

Availability: ■ Available ■ Under offer

Unit	Ground Floor		Mezzanine		Total	
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
1	489.51	5,269	Under Offer		489.51	5,269
2	324.51	3,493	Under Offer		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	112.11	1,207	357.03	3,843
7	416.30	4,481	119.53	1,287	416.30	4,481
8	416.30	4,481	Under Offer		416.30	4,481
9	357.21	3,845	Under Offer		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.

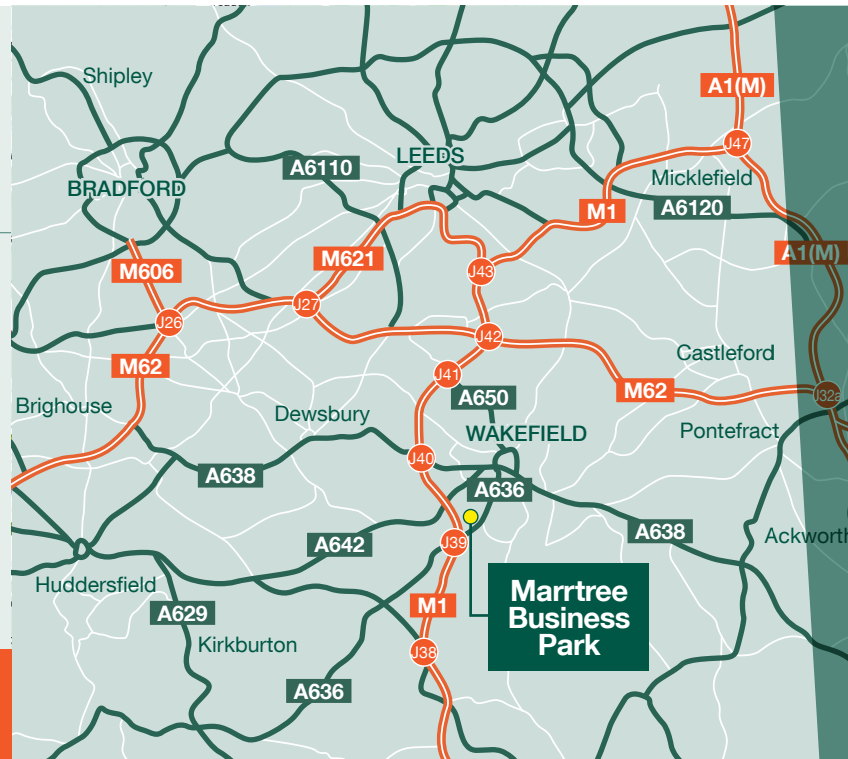
Marrtree Business Park, Wakefield sits within the established and highly popular Calder Park, which is a mixed-use business park comprising an array of office, industrial, car showroom and leisure accommodation.

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:



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Further Information.


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