



marrtree Business Park

Thomas Maddison Way | Calder Park
Wakefield | WF4 3GN

**Newly constructed
industrial / warehouse
/ trade counter units.**

Approximately
3,500 - 21,500 sq.ft
(325 - 2,000 sq.m)

TO 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 approximately 3,500 sq.ft (325 sq.m) up to 5,000 sq.ft (465 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.



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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Indicative image

Accommodation.

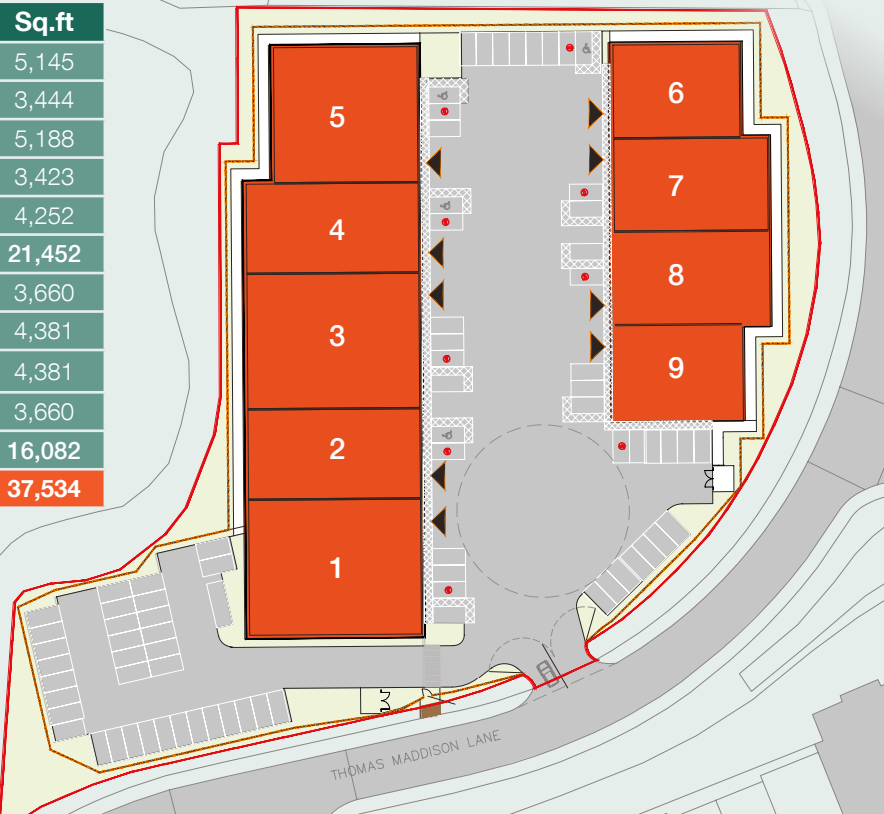
Unit	Ground Floor GIA		Mezzanine GIA		Sq.m	Sq.ft
1	478m²	5,145ft²	N/A		478	5,145
2	320m²	3,444ft²	N/A		320	3,444
3	482m²	5,188ft²	N/A		482	5,188
4	318m²	3,423ft²	N/A		318	3,423
5	395m²	4,252ft²	N/A		395	4,252
Sub Total					1,993	21,452
6	238m²	2,562ft²	102m²	1,098ft²	340	3,660
7	295m²	3,175ft²	112m²	1,206ft²	407	4,381
8	295m²	3,175ft²	112m²	1,206ft²	407	4,381
9	238m²	2,562ft²	102m²	1,098ft²	340	3,660
Sub Total					1,494	16,082
TOTAL					3,487	37,534

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.

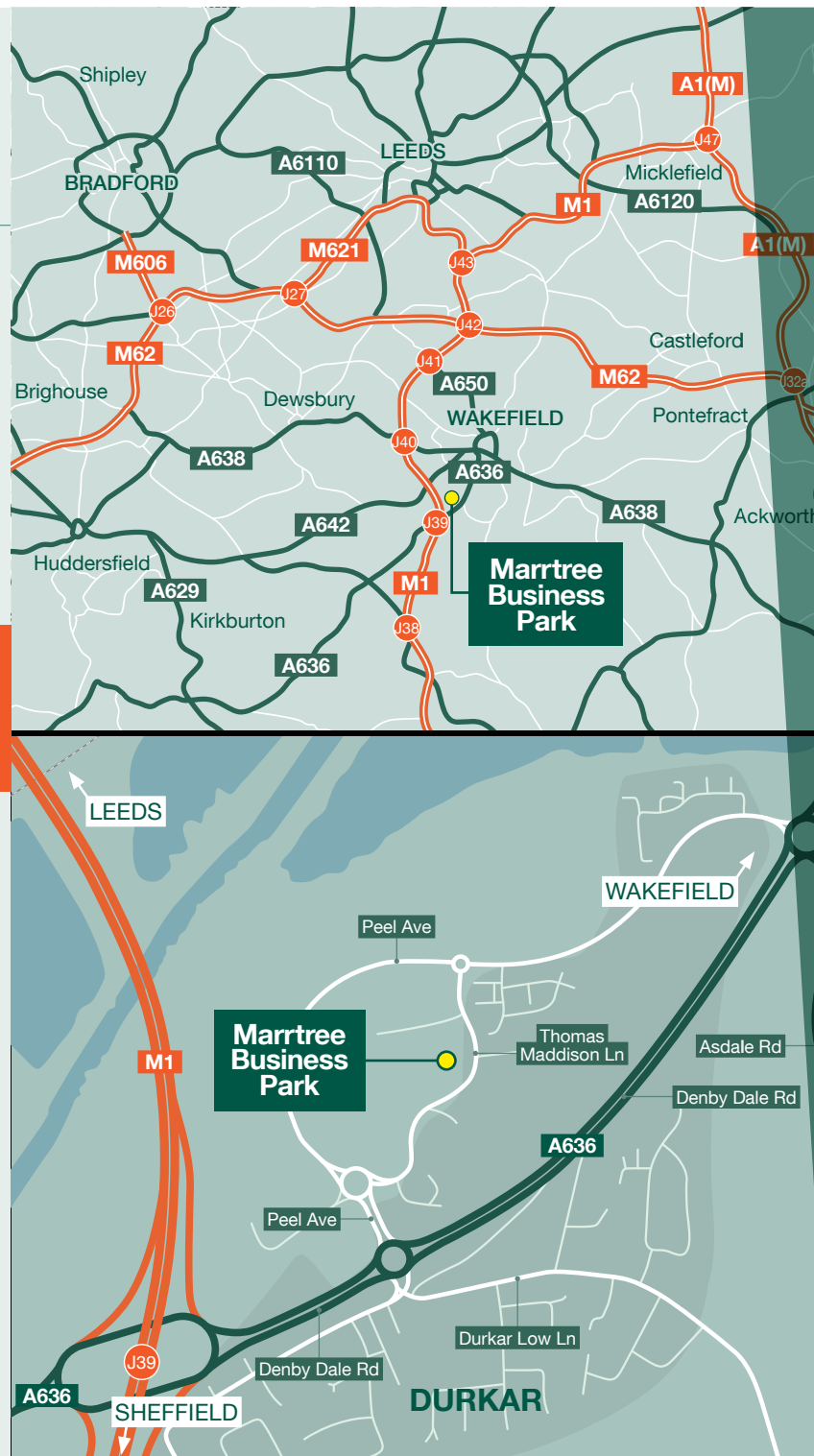
Marrtree Business Park, Wakefield will sit within the established and highly popular Calder Park, which is mixed use business park comprising an array of office, industrial, car showroom and leisure accommodation.

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.



What3words link
meals.plotting.hides

Calder Park also benefits from numerous amenities such as:



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Further Information.



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marrtree

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