

SUPERB OFFICE BUILDING FOR SALE



7 CALDER CLOSE, CALDER PARK,
WAKEFIELD, WF4 3BA

- 3,079 sq ft (286.04 sq m)
- Modern open plan office space
- Twelve allocated car parking spaces
- Close proximity to M1 motorway
- Passenger lift
- Close to local amenities



DESCRIPTION

Unit 7 is a purpose built two storey semi-detached office building constructed in 2005.

Internally, the premises are very well presented and provide a superb office environment with all the features expected within a modern office building including a passenger lift. The premises have the added benefit of having 12 allocated car parking spaces.

Calder Close is secured with out of hours office barrier and remote monitored CCTV.

ACCOMMODATION

Ground Floor- 1,548 sq ft

First Floor - 1,531 sq ft

Total Gross Internal - 3,079 sq ft (286.04 sq m)

The building has been designed with flexibility in mind and could be sub-divided on a floor by floor basis.



PRICE

Guide Price £450,000

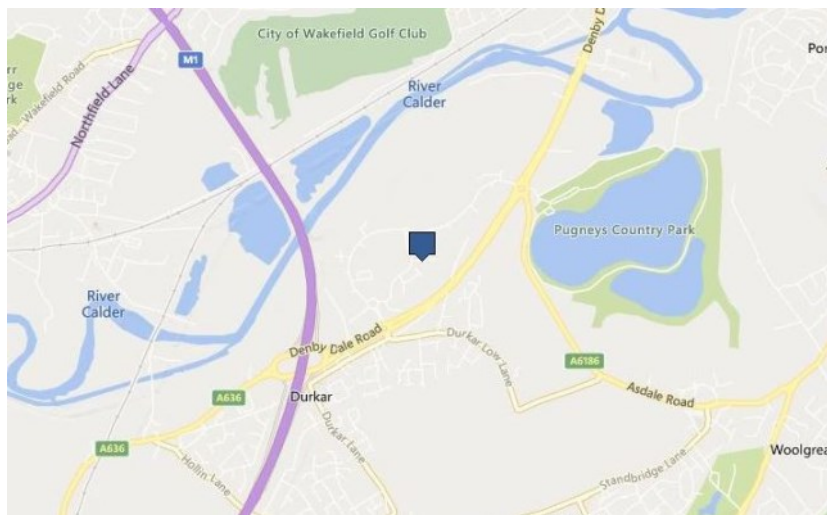
TENURE

The property is available by way of a long leasehold title expiring 1st January 3004.

LOCATION

Calder Business Park is located at junction 39 of the M1, set in 240 acres of land and incorporates a 100 acre dedicated nature reserve. Calder Park is a fully managed office park with excellent amenities including:

BP Garage and SPAR, Starbucks, Greggs, Subway, Premier Inn Hotel, Red Kite Pub, Swan and Signet Restaurant and KFC.



FEATURES

- Suspended ceilings and carpeting to all offices
- Fibre broadband connection
- Floor mounted sunken sockets for pc connections
- Electric wall mounted heaters
- Air conditioning throughout
- Wc and kitchen facilities
- Fully DDA (Disability Discrimination Act compliant)
- Accessible toilets on both floors
- Fully serviced and monitored Fire and intruder alarm

GROUND FLOOR

Spacious Entrance reception space
Access to lift to first floor (shared with Unit 8)
Accessibly toilet with electric hand dryer
Additional toilet with shower and electric hand dryer
Access to ground floor office accommodation

OPEN PLAN OFFICE ACCOMMODATION

Full height glass compartment for spacious meeting room
Three full height glass compartments to rear for individual offices
Kitchenette facilities with storage cupboards with integrated fridge and dishwasher
Electric water heater
Glazed Atrium Staircase

FIRST FLOOR

Spacious landing

Accessibly toilet with electric hand dryer
Additional toilet with electric hand dryer

Open plan office accommodation

Three partially glazed separate offices
Kitchenette facilities with storage cupboards with integrated fridge and dishwasher
Electric water heater

SERVICE CHARGE

A service charge is applicable. Further details upon request.

RATES

We understand from the VOA website that the current rateable value of the property is £22750. The rates payable is calculated by applying the current business rates multiplier of 49.9 p. interested parties are advised to confirm the above figures with the local authority.

VAT

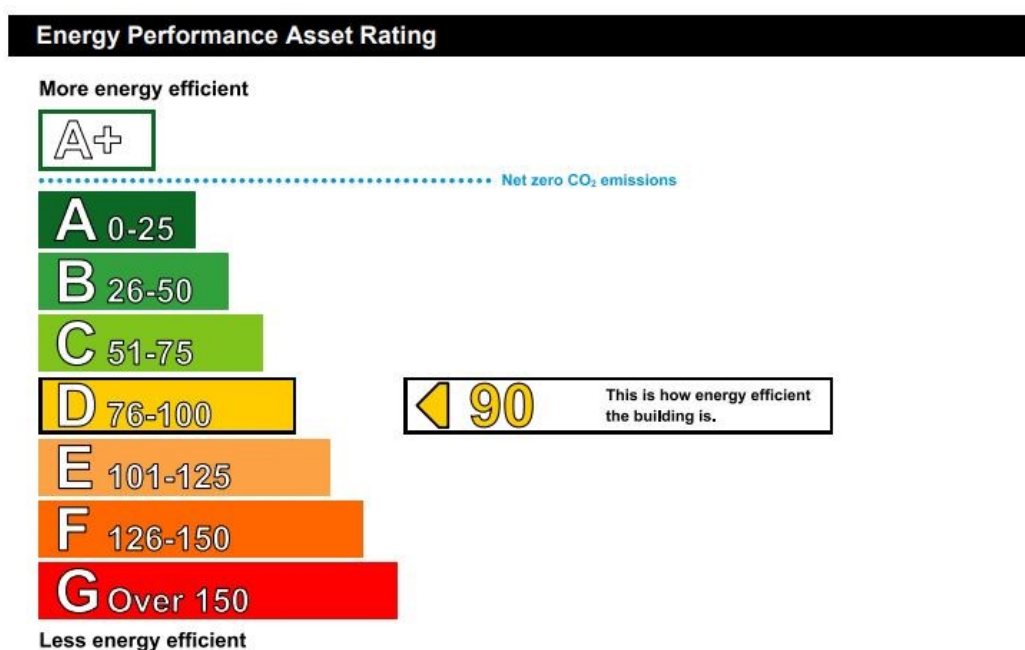
All prices quoted are exclusive of VAT which will be charged at the standard rate where applicable.

VIEWING

For further information and viewing arrangements please contact

Lee Carnley, Tel: 01924 291500: Lee.Carnley@vickerscarnley.co.uk

Or Isobel Smith, Tel: 01924 291500: Isobel.smith@vickerscarnley.co.uk



GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were prepared August 2020 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.