



# 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**







## Marrtree Business Park

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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.



Indicative image



## 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.

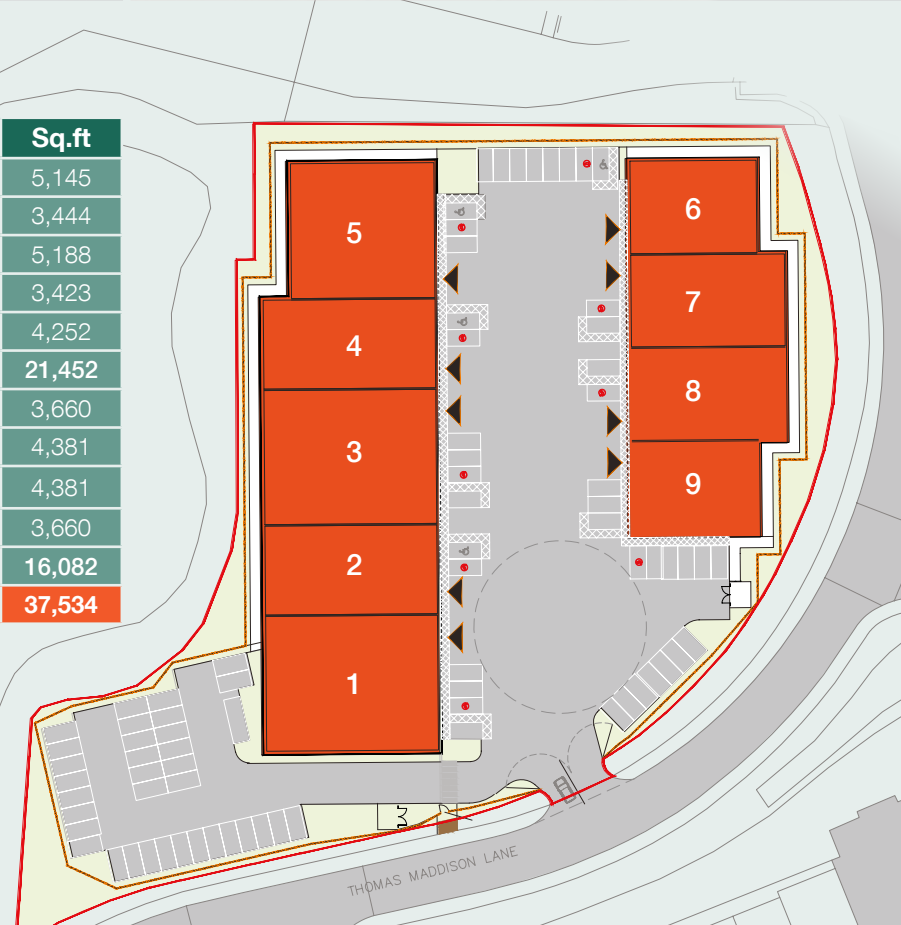
Unit	Ground Floor GIA		Mezzanine GIA		Sq.m	Sq.ft
1	478m <sup>2</sup>	5,145ft <sup>2</sup>	N/A		478	5,145
2	320m <sup>2</sup>	3,444ft <sup>2</sup>	N/A		320	3,444
3	482m <sup>2</sup>	5,188ft <sup>2</sup>	N/A		482	5,188
4	318m <sup>2</sup>	3,423ft <sup>2</sup>	N/A		318	3,423
5	395m <sup>2</sup>	4,252ft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

## 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.

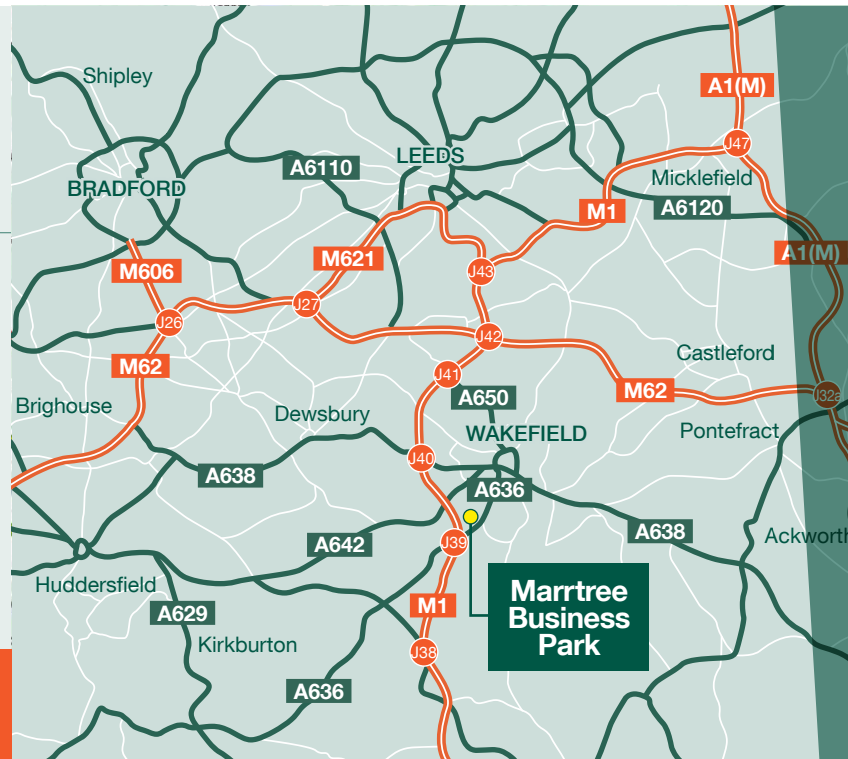
Marrtree Business Park, Wakefield will sit within the established and highly popular Calder Park, which is mixed use business park comprising an array of office, industrial, car showroom and leisure accommodation.

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.

 [Click here](#) for Google Map link

 [What3words](#) link [meals.plotting.hides](https://meals.plotting.hides)

Calder Park also benefits from numerous amenities such as:



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## Further Information.

  
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