

# MODERN GF OFFICE SUITE – TO LET

APPROX 996 SQ FT



GROUND FLOOR UNIT 21A APPLETON COURT,  
CALDER PARK, WAKEFIELD, WF2 7AR

- Well located Office Unit
- Close To J39 M1 Carriageway
- 4 Dedicated Car Parking Spaces
- Coded Secure Entry
- Dedicated Kitchen / Staff Facilities
- Shared GF WC's

Malcolm Stuart Property Consultants LLP  
Chartered Surveyors

The Estate Office, Wilton House,  
Station Road, Tadcaster, LS24 9SG

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## Description

The premises comprise a modern ground floor office suite with a shared main entrance and shared WC facilities at ground floor level. The suite is accessed via a shared entrance hall and benefit from keypad entry system both on the main entrance and suite entry. Inside the suite there is a mix of open plan office space together with partitioned private offices and meeting rooms. The suite is carpeted throughout with perimeter trunking, wall mounted electric radiators and a mix of LED and fluorescent lighting. Utilities are on a split cost basis for a fair and reasonable proportion with the FF tenant.

The offices are situated on Calder Park which is in close proximity to Junction 39 of the M1 carriageway on the outskirts of Wakefield.

Calder Park has several amenities located within to include;

- Premier Inn Hotel
- Red Kite Public House (Vintage Inns)
- Starbucks
- KFC
- BP Petrol Filling Station

Suite	Size	Rental (Exc)	Rateable Value	Parking
Unit 21A	996 sq. Ft	£12,750 p.a.	£12,250*	4 spaces

\*The current uniform business rate is 0.499 which gives approx. £6112,75 payable however under SBRR if it an occupiers only place of occupation there will be 1/12 payable approx. £509.40

## Energy Performance Certificate

The premises have a current energy efficiency rating of B38.

## Planning

The Industrial unit has planning permission for use E(g) – General Industrial under the Town and Country Planning (Use Classes) Order 1987 (as amended)

## Terms

The property is available on a new FRI lease for a period of years to be negotiated at a guide rental of £12,750 per annum.

## Viewing

Strictly by appointment only with the sole letting agents Malcolm Stuart Property Consultants LLP.

E-mail: [james@malcolm-stuart.com](mailto:james@malcolm-stuart.com)

Tel: 07841470654

### GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. 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.
3. 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.
4. MSPC LLP 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.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared February 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.