

OFFICES TO LET

APPLETON COURT

CALDER PARK, WAKEFIELD

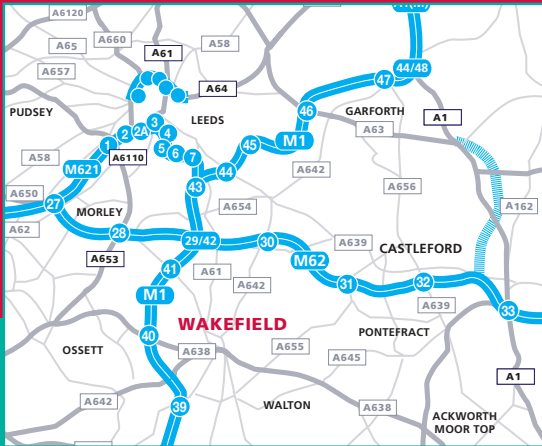


- High Specification Offices
- Self contained
- On site car parking
- Flexible lease options
- Inclusive rents available

**330 Sq Ft -
4000 Sq Ft**



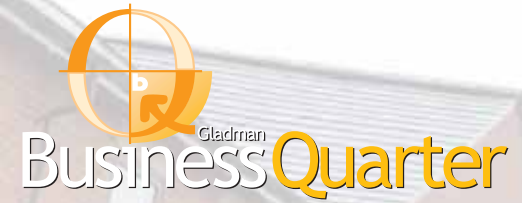

Gladman
Business Quarter



DESCRIPTION

Appleton Court comprises three Business Quarter terrace blocks, set in an attractive courtyard environment. The Business Quarter units provide high quality office accommodation in self contained units of 1,980 - 2,575 sq ft (184 - 239 sq m) or split units of 330 - 920 sq ft (31-85 sq m). Alternatively buildings can be inter-connected to provide 4,000 sq ft (372 sq m).

All the buildings at Appleton Court have been designed to provide office space with leasing options being focused on maximum flexibility. On site car parking is provided at a generous ratio.



APPLETON COURT

CALDER PARK, WAKEFIELD

LOCATION

The development is located on Calder Park one of Yorkshire's major Business Parks with direct access to junction 39 of the M1 via the A636.

Calder Park is strategically located to provide access to Leeds, situated approximately 10 miles to the north and Sheffield 20 miles to the south. Local amenities in Wakefield City Centre are situated approximately 1 mile to the east.

SPECIFICATION

Each office is finished to a high specification to include the following:

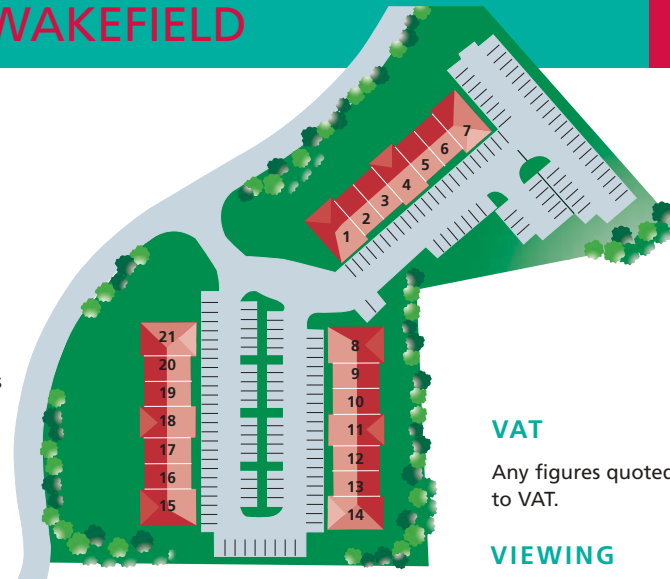
- Suspended ceilings
- Recessed category II lighting
- Perimeter trunking
- Double glazed
- Carpeted throughout
- Fitted kitchen
- Fire & burglar alarms to whole units

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

LEASE TERMS

Leases will be contracted out of the Landlord and Tenant Act 1954 and will be inclusive of rent, plot and estate service charge and building insurance. For units of 1,000 sq ft or less, the cost of electricity, heating and water are also included within the rent. Leases are available from 12 months upwards.



UNITS/CAR SPACES

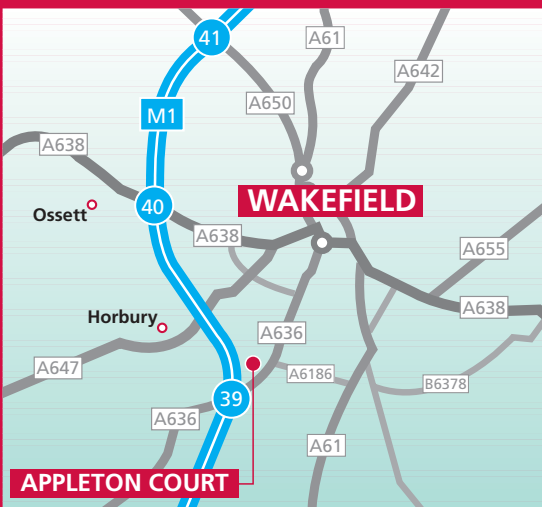
sq. ft	sq. m	Car Spaces
330	30.66	2
570	52.96	3
740	68.75	3
920	85.47	4
1,980	183.95	8
2,150	199.74	8
2,575	239.23	10
4,000	371.61	16

VAT

Any figures quoted are exclusive of, but will be liable to VAT.

VIEWING

Strictly by appointment with Gladman Developments or their appointed agents.



ALL ENQUIRIES:



6-7 St Paul's Street, Leeds LS1 2JG
www.gvagrimley.co.uk



7 THE ENVIRONMENT SOVEREIGN STREET LEEDS LS1 9BU

A DEVELOPMENT BY:



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