



THE M1 BUSINESS PARK, J39



OSPREY HOUSE

10,400 SQ FT - 31,200 SQ FT

FOR SALE / TO LET

THE OFFERING

The striking entrance will make an immediate visual impact to Osprey House, with polished stainless steel balconies and core spaces fitted with a unique glass floor. A distinctive but subtle interior design continues and includes natural Yorkshire sandstone and polished Roman travertine with oak veneering and granite fittings in sanitary areas.

Externally Osprey House is clothed in the most modern and durable materials and tailored to a high technical specification including ultra flat powder-coated panels and tinted glass in acoustically specified double glazed units.

All windows and screens incorporate curtain walling technology for maximum performance and flexibility. A high level

of insulation is included ensuring energy efficiency minimising both heat loss in winter and heat gain in summer.

The interior workplaces will be suitable for open plan usage with fully accessible tiled suspended ceilings and tiled access floors already fitted.

Alternatively, partitioning of the space if required is easy with flush anti-glare light fittings and careful design of window spacing. The spaces are organised and sized in accordance with institutional and BCO (British Council of Offices) standards.

Mechanical cooling and ventilation will be fitted throughout. Vertical risers dedicated for users' own power and data connections between all floors will be built in. There will

also be additional space for users' own plant, including UPS standby generators.

Within the design process for Osprey House, the team have continually reviewed the progressing design against the requirements of the BRE to ensure the building achieves a "Very Good" BREEAM rating.

The basis of this rating takes into consideration current green issues such as energy usage, ecology, pollution, selection of materials, transportation, health and wellbeing to ensure the short term and long term environmental issues are addressed.



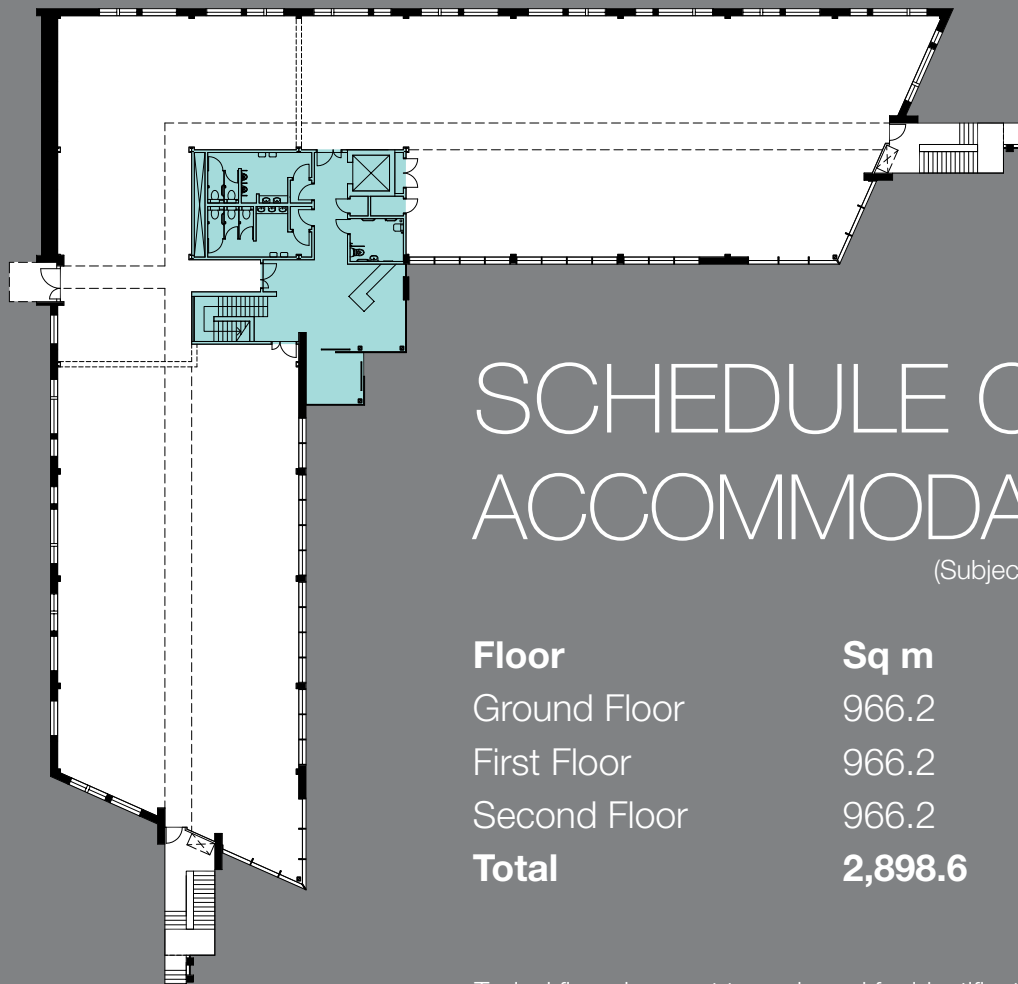


AMENITIES

Calder Park is set in a natural site of 240 acres, including some 100 acres of dedicated nature reserve, meeting the highest environmental standards and with a lower density of development than any other business park in the region. It is Yorkshire's fastest growing business park and home to over 70 occupiers and 2500 employees including George Wimpey, the Highways Agency, Miller Homes, Mitsubishi Electric and The RICS.

SPECIFICATION

- 31,200 sq ft (net designed area) development
- Subtle interior design including natural Yorkshire sandstone
- Fully controllable air conditioning
- Target BREEAM "Very Good"
- Clothed in modern and durable materials
- High technical specification
- Adheres to institutional and BCO standards



SCHEDULE OF ACCOMMODATION

(Subject to confirmation)

| Floor | Sq m | Sq ft |
|--------------|----------------|---------------|
| Ground Floor | 966.2 | 10,400 |
| First Floor | 966.2 | 10,400 |
| Second Floor | 966.2 | 10,400 |
| Total | 2,898.6 | 31,200 |

Typical floorplan - not to scale and for identification purposes only.



EXPRESS BY HOLIDAY INN



NATURE RESERVE



PROPOSED RESTAURANT



OSPREY HOUSE

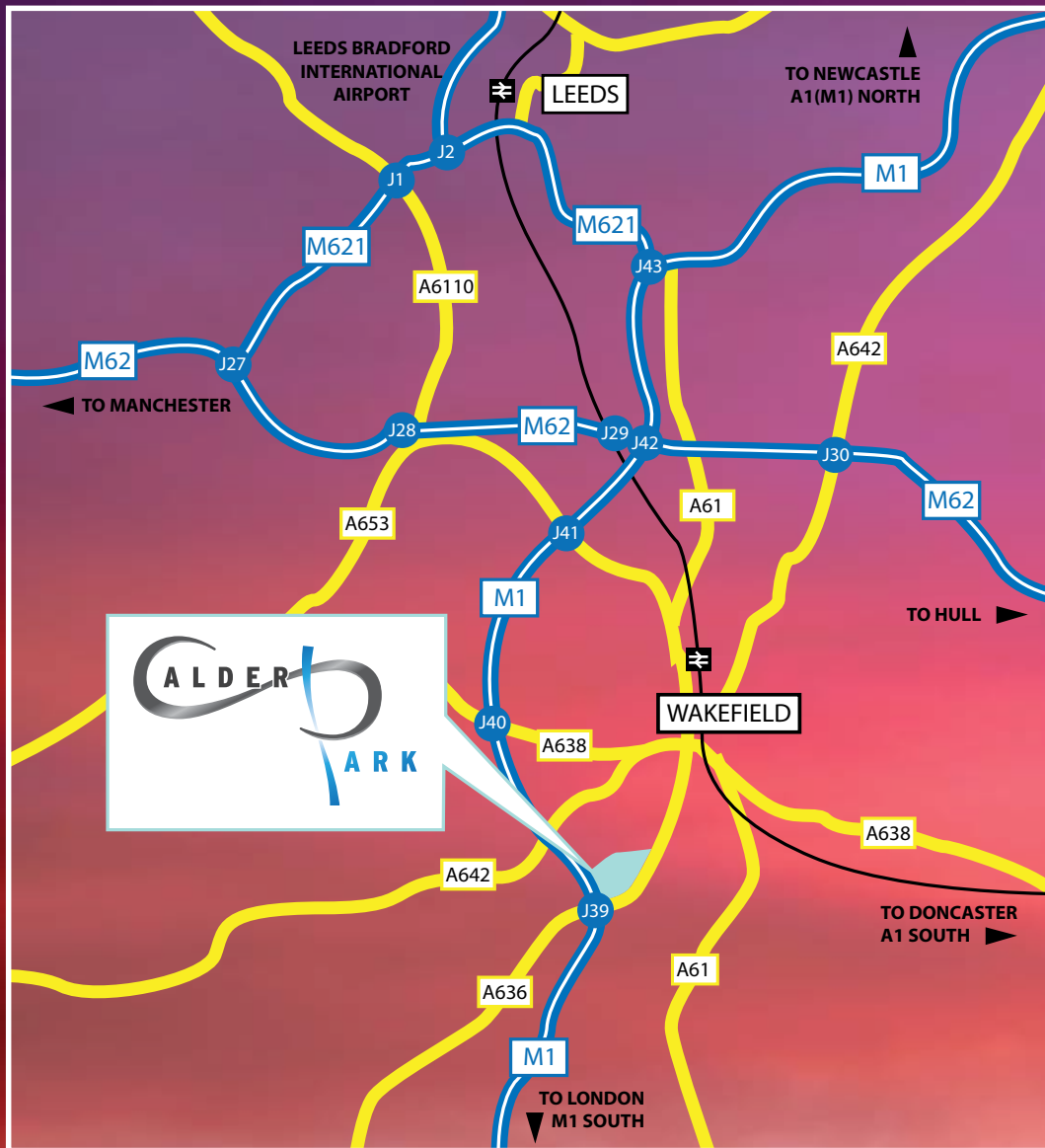
Osprey House is a new 31,200 sq ft self-contained office building situated in a prime location at Calder Park.

Ideal as an office HQ or for subdivision for multi occupation Osprey House offers occupiers a first class environment within a tranquil low density and extensively landscaped setting at Yorkshire's fastest growing business park.

Calder Park continues to redefine the standard of business parks by offering quality accommodation in a location and setting that is second to none.

This has been recognised by a range of established occupiers already at the park including George Wimpey, Miller Homes, Balfour Beatty, Business Homes, Highways Agency and Minster Law solicitors.





LOCATION

Calder Park is situated in a prominent position immediately adjacent to, and visible from, Junction 39 of the M1, with Wakefield city centre four miles away and close to Leeds and Sheffield. Staff commuting from Leeds, Wakefield and Barnsley travel against peak flows, further enhancing the Calder Park offering.

As well as being well served by frequent bus services, Calder Park supports sustainable transport with a dedicated cycleway running through the heart of the park.

“ Calder Park reflects our own company's value of innovation, setting new standards for business parks of the future. ”

**Mike Steele -
Director, George Wimpey plc**

“ We recognise Calder Park as a key quality location for business and its continued success vindicates this view. ”

**Jonathan Houlston -
Development Director, Business Homes North**

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