

# Fact

*"The fastest growing business park in the Yorkshire region"*



The M1 Business Park, J39  
[www.calderpark.co.uk](http://www.calderpark.co.uk)



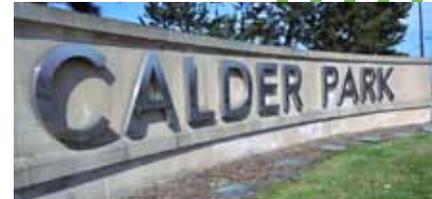


# Calder Park

Calder Park is set in 240 acres of land and is located off Junction 39 of the M1 motorway. Calder Park is the fastest growing business park in the Yorkshire region and continues to define the standard for business accommodation. The site also incorporates a 100 acre dedicated nature reserve and meets the highest environmental standards, as well as having a lower density of development than any other business park in the region.

Calder Park has detailed planning consent for up to 1.5 million sq. ft. of bespoke office accommodation and office buildings from 10,000 sq. ft. (929 sq. m.) upwards can be accommodated.

The Business Park is already home to over 70 occupiers including Minster Law, the Highways Agency, the Royal Institution of Chartered Surveyors and the Yorkshire Scientific Support Unit. There are approaching 3,000 employees on-site who enjoy the wonderful setting and nature reserve as well as various amenities which include the Red Kite Inn and the Swan and Cygnet Inn. There is also a planned amenities village which will include a crèche and retail units further enhancing the Park's offer and will complement the petrol filling station which also incorporates Starbucks, Subway and Spar outlets.



# High

# Spec

Calder Park has detailed planning consent for up to 1.5 million sq. ft. of bespoke office accommodation.

Calder Park is at the forefront of modern day business parks and offers the choice and flexibility to meet all occupier requirements.

Buildings of any size from 10,000 sq. ft. (929 sq. m.) to in excess of 100,000 sq. ft. (9,290 sq. m.) can be easily accommodated on the park with typical specification including:

- Modular designed structural and cladding grids to facilitate easy partitioning
- External facades combining natural Yorkshire stone and metallic flat-panelled cladding with feature glazed curtain walling to selected elevation(s)
- Feature lighting to building exteriors
- Illuminated occupier signage
- Impressive reception areas
- Quality anti-static carpet tiles to office areas
- 2.7 m floor to ceiling heights
- Fully-accessible modular suspended ceilings
- Comfort cooling/heating systems
- LG7 lighting
- Passenger lifts to all floors
- Full monitored intruder detection systems and fire alarms
- Male/Female/Disabled WCs to all floors
- Generous car parking and cycle stands
- Fully-accessible modular raised access floors providing a void of 150mm

The proposed buildings and specification can be tailored to suit an occupier's bespoke requirements





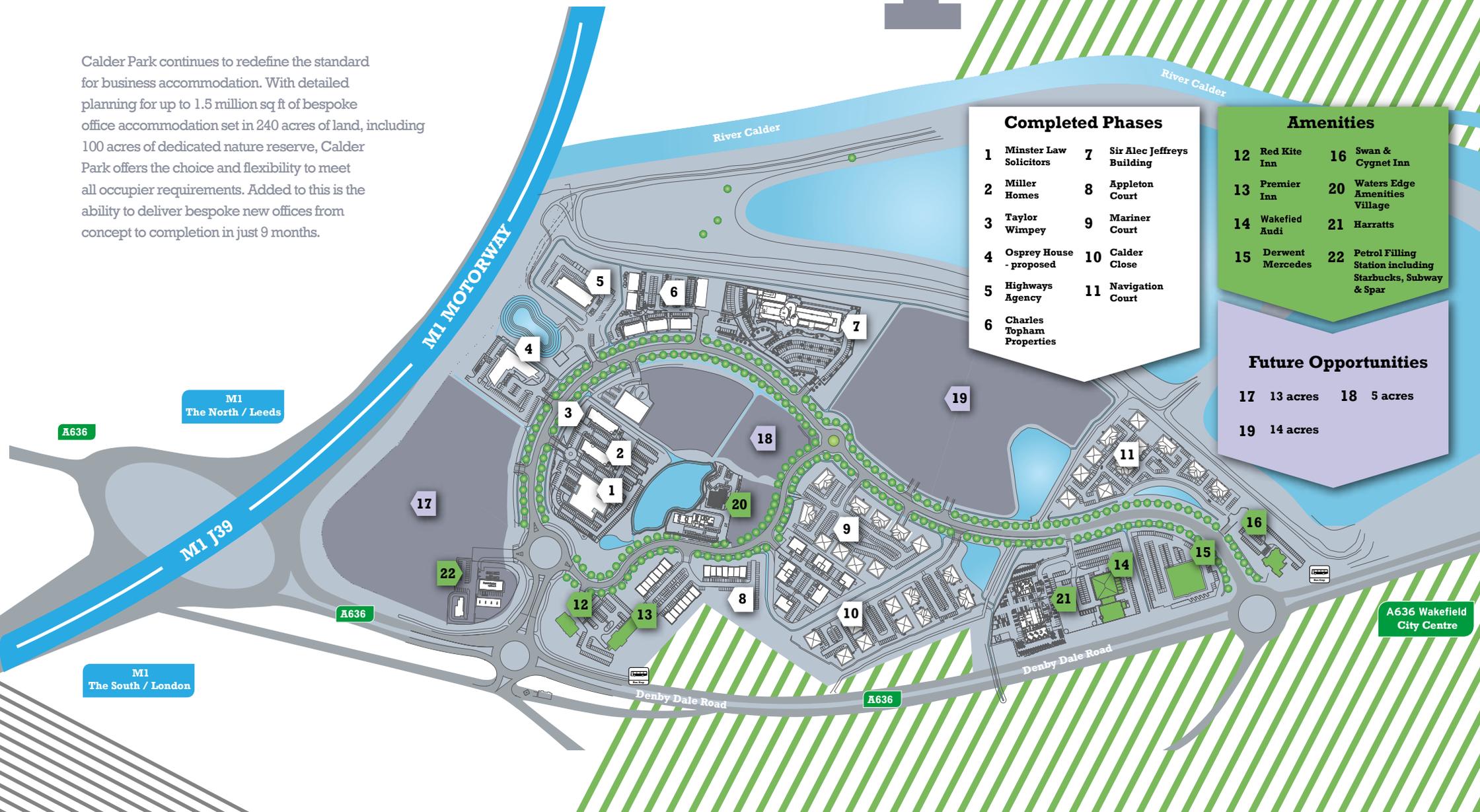
# Aerial

Taylor Wimpey	1
Miller Homes	2
Minster Law Solicitors	3
Spar	4
Subway	5
Starbucks	6
Petrol Filling Station	7
Vintage Inn Pub	8
Premier Inn Hotel	9
Honda Dealership	10
Mercedes Dealership	11
Audi Dealership	12
Marstons Pub	13

M1 J39

# Master plan

Calder Park continues to redefine the standard for business accommodation. With detailed planning for up to 1.5 million sq ft of bespoke office accommodation set in 240 acres of land, including 100 acres of dedicated nature reserve, Calder Park offers the choice and flexibility to meet all occupier requirements. Added to this is the ability to deliver bespoke new offices from concept to completion in just 9 months.



## Completed Phases

- |                             |                              |
|-----------------------------|------------------------------|
| 1 Minster Law Solicitors    | 7 Sir Alec Jeffreys Building |
| 2 Miller Homes              | 8 Appleton Court             |
| 3 Taylor Wimpey             | 9 Mariner Court              |
| 4 Osprey House - proposed   | 10 Calder Close              |
| 5 Highways Agency           | 11 Navigation Court          |
| 6 Charles Topham Properties |                              |

## Amenities

- |                     |  |
|---------------------|--|
| 12 Red Kite Inn     | 16 Swan & Cygnet Inn   |
| 13 Premier Inn      | 20 Waters Edge Amenities Village                             |
| 14 Wakefield Audi   | 21 Harratts  |
| 15 Derwent Mercedes | 22 Petrol Filling Station including Starbucks, Subway & Spar |

## Future Opportunities

- |             |            |
|-------------|------------|
| 17 13 acres | 18 5 acres |
| 19 14 acres |            |

Calder Park is situated in a prominent position immediately adjacent to and visible from Junction 39 of the M1 motorway allowing easy access to and from London as well as the whole of the Yorkshire region. The Business Park is at the centre of one of the largest population catchment areas in the UK with Wakefield City Centre four miles away and Leeds & Sheffield both in close proximity. Staff commuting from Wakefield, Barnsley and Leeds travel against peak traffic flows, further enhancing Calder Park's offering.

Calder Park is also served by frequent bus services and supports sustainable transport with a dedicated cycleway running through the heart of the park.



# Location

J39 M1	00 mins	Wakefield	7.5 mins	Leeds	15 mins	Sheffield	30 mins	Robin Hood Airport	45 mins	Manchester	60 mins
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# Its not all

## work, work, work

There are two pub/restaurants at Calder Park, the vibrant Red Kite (a Vintage Inn), the homely Swan and Cygnet and there is also a 74 bed Premier Inn hotel. The Business Park is a short distance from major retail, leisure and entertainment facilities.

In addition to the facilities on site, there are also plans for an amenities village which will include retail and restaurant units as well as a crèche/nursery. The amenities village will complement the petrol filling station which also incorporates Starbucks, Subway and Spar outlets.

Calder Park meets the highest environmental standards and has a lower density of development than any other business park in the region. Within Calder Park is a 100 acre nature reserve which has been designed in full consultation with the RSPB and English Nature.

The conservation and enhancement of the wetland nature reserve are an important part of the development of Calder Park.



# Why Calder Park?



Kelly Hall - Lenstec Inc



Russell Lockwood - Mercedes-Benz Wakefield.



Paul Gibbison - Arcus Consulting LLP



Mick McKigney - Wakefield Council

"The picturesque surroundings at Calder Park make it a great place to work. It's location is exceptional with easy access to the M1 and M62 and wider motorway network as well as the nearby City of Wakefield offering a variety of amenities. The pub on-site is also ideal for a drink after a hard day at the office!"

**Kelly Hall - Lenstec Inc**

"Calder Park is the ideal location for our business. Our proximity to the M1 at junction 39 and unrivalled backdrop give us the perfect place to market our first-class cars."

**Russell Lockwood - Mercedes-Benz Wakefield.**

"Calder Park offers a great environment for a construction consultancy company such as ours; ample parking and good links with the motorway network allow us to cover a wide geographical area."

**Paul Gibbison - Arcus Consulting LLP**

"Calder Park is the fastest growing business park in the Yorkshire region. This is a reflection of its excellent facilities on offer and the outstanding location just off junction 39 of the M1 which many of the high-profile tenants on the Park benefit greatly from."

**Mick McKigney - Wakefield Council**

# About Peel



Peel Land and Property's extensive real estate assets consist of 9 million sq. ft. (836,127 sq. m.) of investment property and 33,000 acres (13,355 hectares) of land throughout the UK, with concentrations in the North West of England, the Clyde, Yorkshire and the Medway. The breadth of our assets covers industrial premises, offices, 12 retail parks, 13 business parks, leisure venues, residential development and agricultural land. Plans for the next 20 years will deliver an additional 50 million sq. ft. of commercial space.

Peel Land & Property is a division of The Peel Group, one of the leading infrastructure, real estate and investment enterprises in the UK. Our diverse network of businesses ranges from ports to airports; land to leisure; media to hotels; wind farms to shopping centres, and a portfolio of investments in major public companies.

# ALDER PARK

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