

# Tailored Terms to Suit Your Needs...

## Freehold

- Each unit available to purchase on a 999 year long leasehold.
- Floors can be purchased on a 999 year long leasehold.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

## Leasehold

- Flexible lease terms available to suit your business needs.

## VAT

- VAT will be charged on rent and sale prices.

Price and rental figures available on application.



## A Secure Environment = Peace of Mind



## Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.
- Automatically controlled entrance barriers.

## Location

- Calder Park is strategically located at Junction 39 of the M1, close to the intersection of the M1 and M62.
- Wakefield is located between Leeds and Sheffield.
- Calder Park is situated within 1 mile from Wakefield City Centre and Wakefield Westgate Train Station lies on the high speed east coast mainline with frequent direct access to Leeds and London.
- The site has excellent local communications from both Wakefield City Centre and national conurbations including Manchester, Sheffield and London.
- Calder Park has attracted amenities including a Holiday Inn Express, a Cedar Court 4 star hotel, a Brewer's Fayre public house, creche and a health & fitness centre is located within 1 mile of the site.

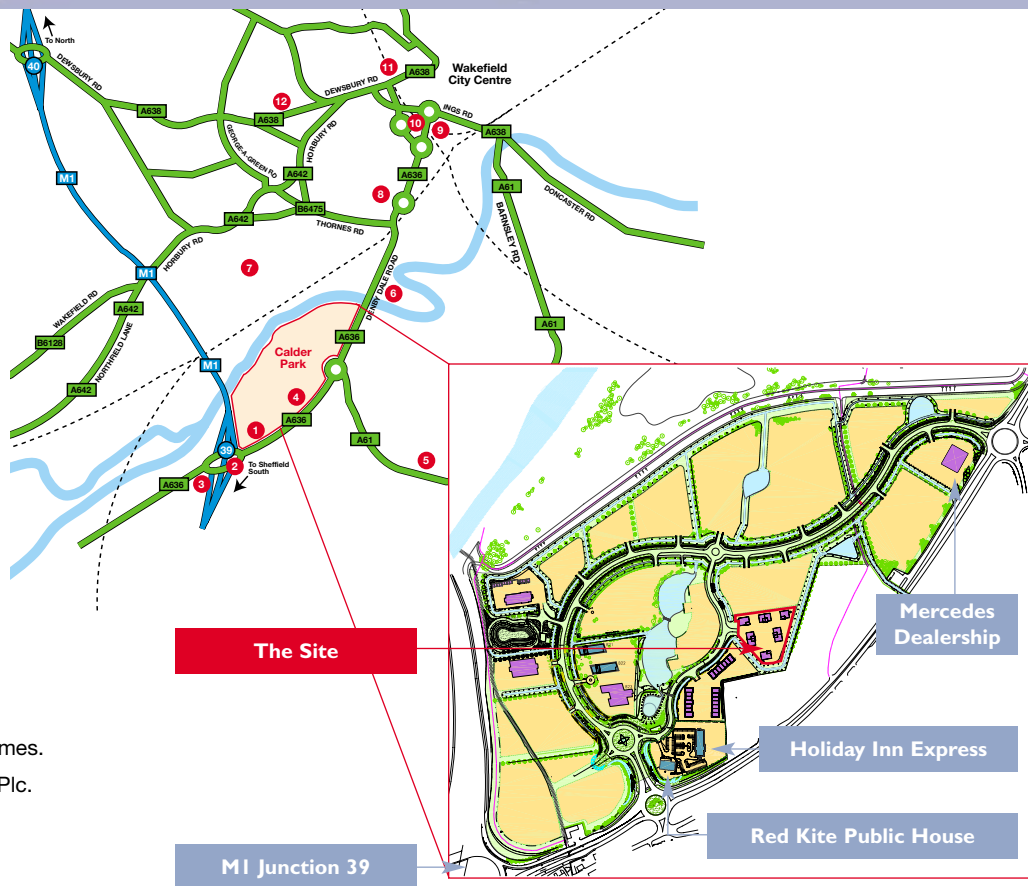
## Average Travel Times & Frequency

	Road	Rail
Leeds	20mins	20mins
Sheffield	30mins	30mins
Leeds/Bradford International Airport	45mins	
Manchester	50mins	1hr 55mins
Hull	1hr	1hr 30mins
Birmingham	1hr 45mins	1hr 55mins
London	3hrs	1hr 50mins
Cardiff	3hrs 50mins	3hrs 50mins
Edinburgh	4hrs	3hrs 30mins



## Local Amenities

- 1 Phase 1 of Calder Park includes: Holiday Inn & Red Kite Public House.
- 2 Junction 39 of the M1
- 3 Cedar Court Hotel & Conference Facilities.
- 4 Jet Petrol Filling Station.
- 5 Asda Supermarket.
- 6 Calder Island Retail Park/Business Park.
- 7 Wakefield (Copset) Golf Course.
- 8 Holmfild Arms Public House & Hotel.
- 9 Ings Road Retail Park; Sainsbury's Homebase & Matalan.
- 10 Cathedral Retail Estate; PC World, JJB, Comet, B&Q, Staples, McDonalds, KFC, Cineworld, Burger King, Toys 'R' Us.
- 11 Westgate Train Station (East Coast) 1 mile.
- 12 Morrisons Supermarket.



## Other Occupiers

- Wimpy Homes.
- Fairclough Homes.
- Highways Agency.
- Rieber & Son Plc.
- Crime Prevention Services.
- Cable Talk.
- CA Blackwell.

A Development By:

**NORTH LTD**  
**BUSINESS HOMES**  
**0870 441 2222**  
[www.businesshomes.co.uk](http://www.businesshomes.co.uk)

Jonathan Houlston

Agents:

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**0113 245 9393**

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**GVA Grimley**  
5-7 St Paul's Street, Leeds LS1 2JG  
[www.gvagrimley.co.uk](http://www.gvagrimley.co.uk)

Jonathan Gale & Sarah Rostron



comes to...



J39, M1 WAKEFIELD **ark**



**For Sale or To Let - Self Contained Two Storey Offices  
From 1,250 ft<sup>2</sup> (116 m<sup>2</sup>) - 6,000 ft<sup>2</sup> (557 m<sup>2</sup>)**

[www.businesshomes.co.uk](http://www.businesshomes.co.uk)



- Self contained 2 storey office units
- Designated free car parking

## Making Work a **Pleasure**



- A well managed estate
- Low maintenance stylish landscaping
- State of the art - CCTV monitoring system

## Attention to Detail, Inside and Out



- Each floor self contained
- Units from 1,250 ft<sup>2</sup> - 6,000 ft<sup>2</sup>
- Male & female w.c's on each floor
- Kitchen on each floor

All photos are indicative.

Tel: 0870 441 2222



Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

# A Quality Specification for Quality Businesses



Full accessed raised floors



Male & female w.c's on each floor



Air conditioning as an optional extra (comfort cooling, conditioning)

# Finished to a Market Leading Specification

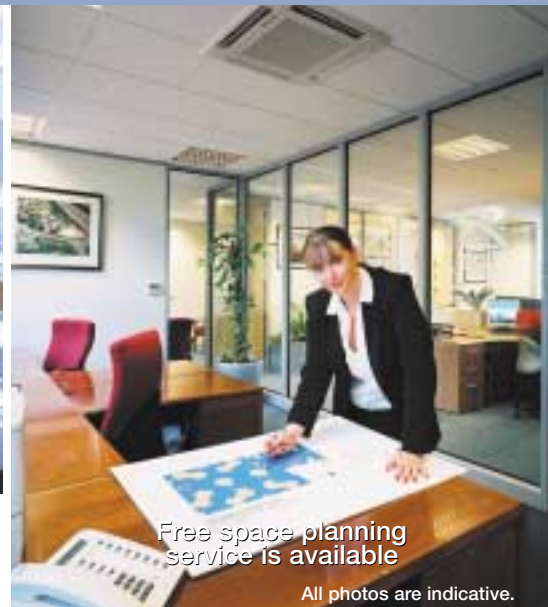


Tailor made telecommunications and connectivity to suit



Fully 'Disability Discrimination Act' compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service is available

All photos are indicative.



at... **Calder**  
J39, M1 WAKEFIELD **park**

# Calder Park Junction 39, M1 Wakefield



Tel: 0870 441 2222