



Kestrel House

Peel Avenue, Calder Park, Wakefield, WF2 UA

A distinctive commercial opportunity on one of the regions most significant business park located on J39 of the M1

7,943 to 16,065 sq ft
(737.93 to 1,492.49 sq m)

- Unrivalled connectivity: Immediate access to the M1 motorway
- High specification self-contained, modern office building
- Be part of an established community: Home to major occupiers
- One of the regions premier business parks
- Set withing a low-density, attractive landscaped setting

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Summary

Available Size	7,943 to 16,065 sq ft
Rent	£15 per sq ft
Price	Offers in the region of £2,250,000
Rates Payable	£3.80 per sq ft
Rateable Value	£110,000
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (29)

Description

Kestral House is an attractive, self-contained two-storey building that showcases both architectural flare and adaptable functionality. Finished with ashlar stone cladding and extensive glazing, it enjoys a prominent and modern aesthetic with high ceilings, natural light and . Internally, the accommodation is flexible and easily reconfigurable, making it perfectly suited for a wide range of potential uses—whether as high-spec offices, consulting suites, creative studios, or hybrid workspace environments. Set within a secure, fenced plot, Kestral House benefits from extensive on-site car parking—providing convenience for staff and visitors alike. The property also includes a versatile range of external outbuildings, stores, and garage spaces, an external jet wash area, and a diesel backup generator offering valuable ancillary accommodation for storage, operational needs, or potential repurposing. This combination of security, practicality, and flexibility enhances the overall appeal of the site for occupiers seeking both functionality and peace of mind.

Property Highlights / Amenities

- Build Status: 2nd Hand - Existing
- Total parking spaces: 75

Location

Calder Park offers a dynamic business environment in one of Yorkshire’s most accessible and well-connected locations. Situated just minutes from Wakefield city centre and within easy reach of Leeds, this thriving commercial hub combines modern infrastructure with natural surroundings—including a 100-acre nature reserve whilst also being strategically positioned just off Junction 39 of the M1. Whether you're expanding, relocating, or investing, Calder Park delivers the location, setting, and strategic advantage your business needs.

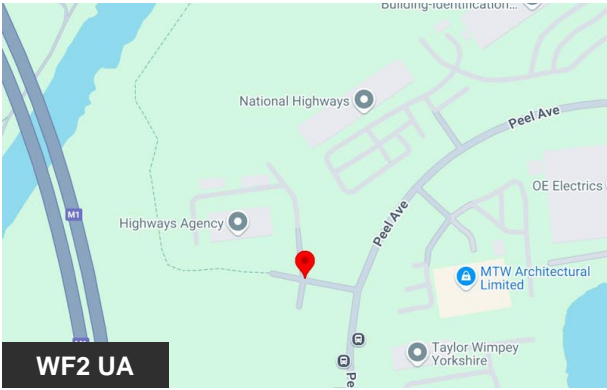
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	8,122	754.56	Available
1st - Floor	7,943	737.93	Available
Total	16,065	1,492.49	

Viewings

To arrange a viewing or for additional information, please contact the agents WSB



Viewing & Further Information



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Terms

Kestral House presents a highly adaptable opportunity, suitable for a wide range of potential uses. The property is available either to let or for sale on a long leasehold basis, offering flexibility to occupiers and investors alike. Further details, including pricing and lease terms, are available upon request.