



## High Quality, Self Contained Office

Size 2,503 – 5,184 sq ft (232.5 – 481.6 sq m)

- Quality modern open plan office
- Situated on very popular, well established business park
- Excellent network links, situated on J39 M1
- Flexible lease terms available

# High Quality Self Contained Office - To Let/For Sale

## Size 5,184 sq ft (486.1 sq m)

### Location

Mariner Court is situated on Calder Park, one of the region's largest and fastest growing business parks, just off J39 of the M1 motorway. This regionally Business Park is home to a wide range of successful organisations. It offers a thriving business environment, benefiting from an abundance of on-site amenities including an Express by Holiday Inn hotel, Red Kite and Swan & Cygnet public houses.

Wakefield is situated 2 miles to the north east, with regular public transport links to the Business Park from the town centre. Wakefield also has the benefit of 2 train stations, with direct lines to Leeds, Sheffield and London King Cross within 2h13m.

### Description

This property is a 2 storey detached office, with brick elevations under a pitched roof.

The office benefits from the following:

- Modern reception/entrance area
- Kitchenette
- Air conditioning
- Full raised access floor
- LG7 Compliant Lighting
- 15 parking spaces

### Accommodation

The unit comprises the following accommodation:

AREA	SQ FT	SQ M
Ground Floor	2,503	232.5
First Floor	2,681	249.1
<b>TOTAL</b>	<b>5,184 SQ FT</b>	<b>481.6 SQ M</b>

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.



### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### EPC Rating

Full EPC available. Rating B (47)

### Terms

The premises are available to let by way of a new lease, at a quoting rent of £70,000 per annum for the whole. Consideration would also be given to letting the office on a floor by floor basis.

The property is also available to purchase by way of a new 999 year ground lease (at a peppercorn rent), at a quoting purchase price of £675,000.

### Further Information

All enquires through the sole agents.

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### Date of Particulars

March 2020



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