



## First Floor Modern Office - To Let 2,681 Sq Ft (249.06 Sq M)

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

# First Floor Modern Office - To Let

## 2,681 Sq Ft (249.06 Sq M)

### Location

Mariner Court is situated on Calder Park, just off J39 of the M1 motorway. 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. This regional 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.

### Description

This first floor modern office has recently benefitted from a comprehensive refurbishment and is available with the benefit of meeting rooms and kitchen facilities. 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
- 8 parking spaces

### Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor	2,681	249.06
<b>TOTAL</b>	<b>2,681 SQ FT</b>	<b>249.06 SQ M</b>

### Terms

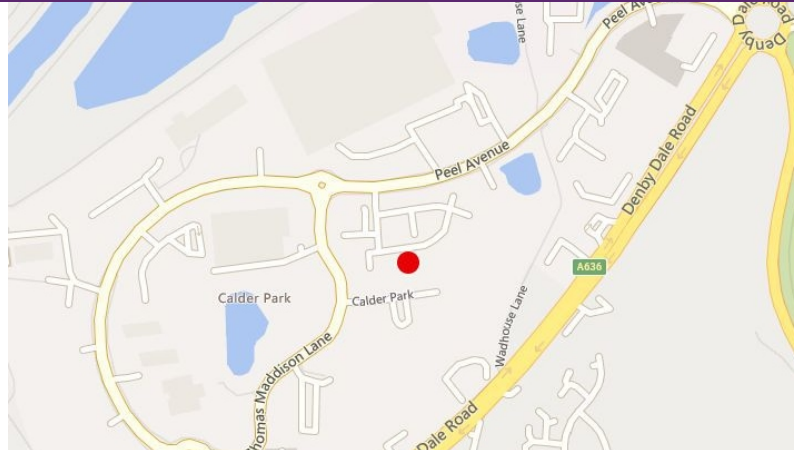
The property is available to lease on new FRI terms to be agreed. Quoting rent is £37,500 per annum exclusive.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
Mr Max Pickering MRICS Rob Darrington MRICS  
T: 0114 2738857 T: 0114 270 9163  
M: 07835 059363 M: 07506 119 770  
E: [max@cpartners.co.uk](mailto:max@cpartners.co.uk) E: [rob@cpartners.co.uk](mailto:rob@cpartners.co.uk)

October 2023



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.