COMMERCIAL PROPERTY PARTNERS

To Let
Unit 9, Mariner Court
Calder Park
Wakefield
WF4 3FL



Attractive, First Floor Office Suite

1,250 Sq Ft (116.12 Sq M)

- Quality modern open plan office
- Excellent transport links
- Partially fitted, ready for occupation

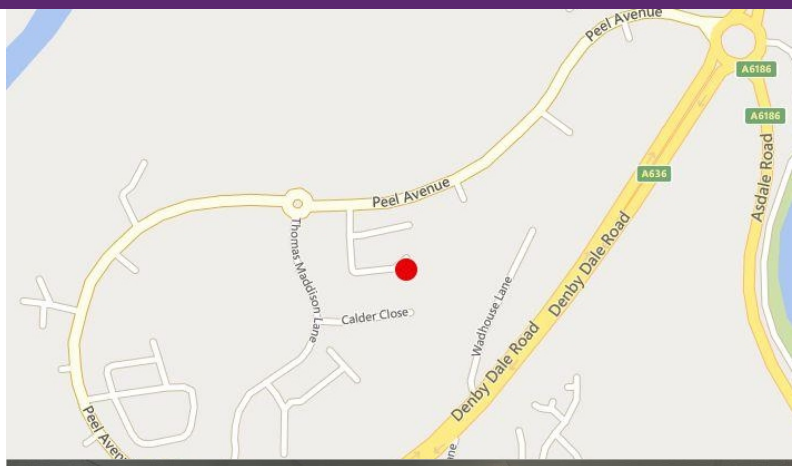
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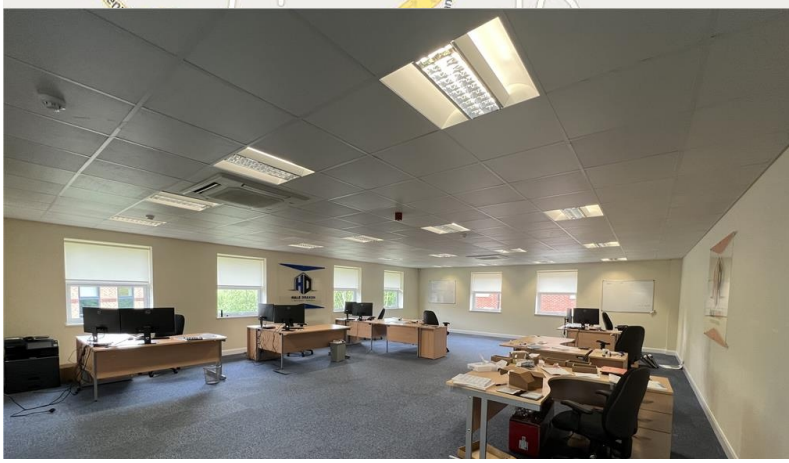
Location
Mariner Court is situated on Calder Park, one of the region's largest and fastest growing business parks, just off J39 of the M1 motorway. This regionally Business Park is home to a wide range of successful organisations. It offers a thriving business environment, benefiting from an abundance 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
The property is a 2 storey, semi-detached office, with brick elevations and a pitched roof above.

The first floor office suite benefits from the following:-
> Modern reception/entrance area
> Meeting room
> Kitchenette (GF)
> Air conditioning
> Full raised access floor
> LG7 Compliant Lighting
> 4 car parking spaces





Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor	1,250	116.12
TOTAL	**1,250 SQ FT**	**116.12 SQ M**

Terms
The first floor office suite is available on rental terms to be agreed, at an annual rent of £18,750pa,

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

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