

100 MB INTERNET
CONNECTION NOW AVAILABLE

FOR SALE / TO LET
SELF CONTAINED OFFICE BUILDINGS
FROM 1,035 - 10,070 SQ FT
(96.15 - 935.53 SQ M)



MARINER COURT

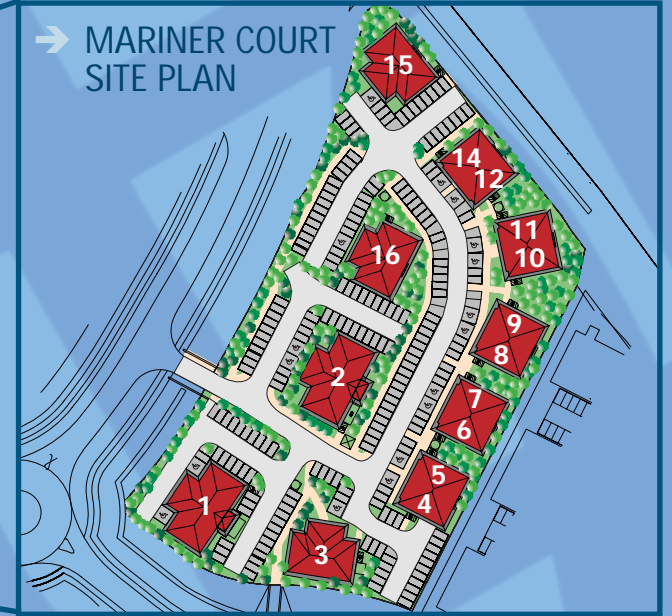
CALDER PARK • WAKEFIELD • JUNCTION 39 • M1 MOTORWAY

MARINER COURT

CALDER PARK • WAKEFIELD • JUNCTION 39 • M1 MOTORWAY



MARINER COURT SITE PLAN

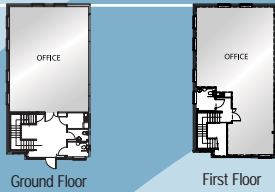


ACCOMMODATION

BUILDING	BUILDING TYPE	FLOOR AREA	
		SQ FT	SQ M
UNIT 1	G10K	10,070	935.53
UNIT 2	G10K	10,070	935.53
UNIT 3	G5K	5,250	487.74
UNIT 4	G2K	2,250	209.03
UNIT 5	G2K	2,250	209.03
UNIT 6	G2K	2,250	209.03
UNIT 7	G2K	2,250	209.03
UNIT 8	G2K	2,250	209.03
UNIT 9	G2K	2,250	209.03
UNIT 10	G2K	2,250	209.03
UNIT 11	G2K	2,250	209.03
UNIT 12	G2K	2,250	209.03
UNIT 14	G2K	2,250	209.03
UNIT 15	G5K	5,250	487.74
UNIT 16	G5K	5,250	487.74

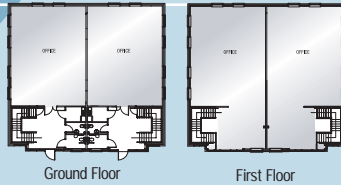
G1K (Single floor of a G2K)

FLOOR	SQ FT	SQ M
First	1,171	108.79
Ground	1,035	96.15
TOTAL	2,206	204.94



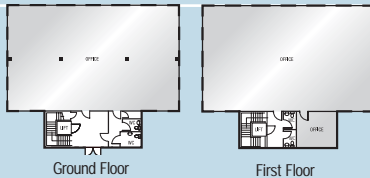
G2K (Half of a semi-detached pair)

FLOOR	SQ FT	SQ M
First	1,215	112.88
Ground	1,035	96.15
TOTAL	2,250	209.03



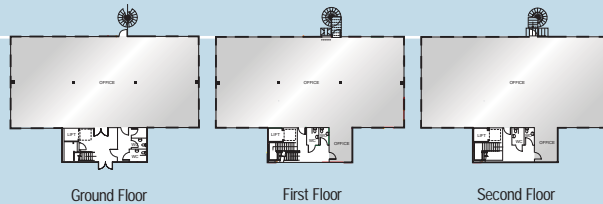
G5K

FLOOR	SQ FT	SQ M
First	2,695	250.37
Ground	2,555	237.37
TOTAL	5,250	487.74



G10K

FLOOR	SQ FT	SQ M
First	3,400	315.87
Second	3,400	315.87
Ground	3,270	303.79
TOTAL	10,070	935.53



→ WELCOME TO CALDER PARK

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 significant business park is home to a wide range of successful organisations. It offers a thriving business environment, benefiting from recent developments including an Express by Holiday Inn hotel, Red Kite and Swan & Cygnet public houses and a Mercedes dealership. In addition Calder Park has attracted over 40 office occupiers including Miller Homes, Balfour Beatty, The Highways Agency, George Wimpey and Mitsubishi Electric.

→ GLADMAN DEVELOPMENTS

Gladman Developments is the UK's leading speculative developer of office and industrial accommodation. They have an excellent track record in the office sector and have created over 60 of their business park concepts across the country. Many blue-chip companies and government agencies have occupied Gladman offices, attracted by their flexibility, quality and cost-effectiveness.

Major Gladman office occupiers include county and borough councils, NHS trusts, Capita Plc, British Red Cross, Gloucestershire Police Authority and Jarvis Rail.

→ DESCRIPTION

Mariner Court provides a range of high specification office buildings from 1,035 sq ft to 10,070 sq ft (96.15 sq m to 935.53 sq m). The self-contained detached and semi-detached buildings have been designed to meet the needs of the modern occupier and are available either to lease or purchase.

A G1K unit is created through the sub-division of a G2K. This provides self-contained floors, each with toilet and kitchen facilities.

All the buildings are arranged in Gladman's acclaimed courtyard design, providing a practical and attractive working environment with the benefit of dedicated on site car parking.

→ GENERAL SPECIFICATION

All Gladman offices are built to a high specification, including:

- Suspended ceilings
- Recessed LG 7 compliant light fittings
- Full access raised floors
- Air conditioning
- Double glazing
- Lifts to G5K and G10K
- Designated car parking



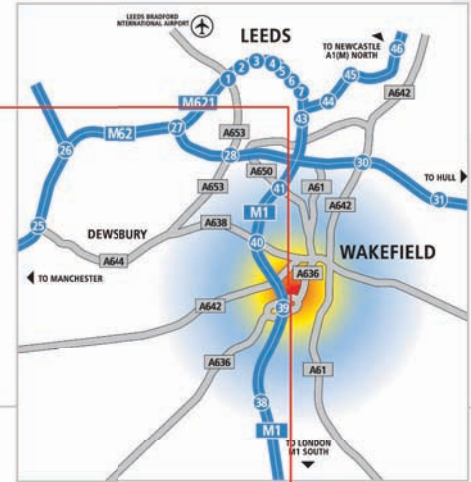
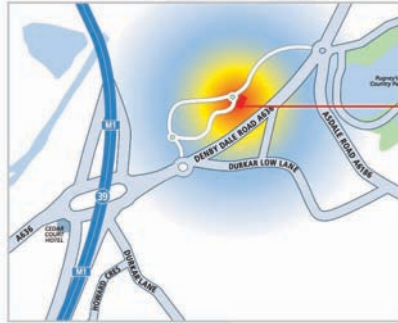


→ LOCATION

Mariner Court is situated immediately off junction 39 of the M1. This location offers unrivalled access to the Yorkshire region and the wider UK via the M1 and M62. Drive times for the key regional areas are:

Wakefield	5 minutes
Leeds	15 minutes
Sheffield	30 minutes
Leeds Bradford International Airport	40 minutes
Manchester	50 minutes

Mariner Court's strategic location provides easy access to the excellent surrounding demographics with some 6.8 million people within one hour's drive time of the site and some 650,000 people of working age living within 30 minutes travel time.



→ LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

→ VAT

All figures are quoted exclusive of VAT.

→ VIEWINGS

For information or to arrange a viewing, contact Gladman or either of the joint agents.

MARINER COURT

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A development by



All enquiries



Adam Varley
avarley@lsh.co.uk

Robin Beagley
rbeagley@wsbproperty.co.uk

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