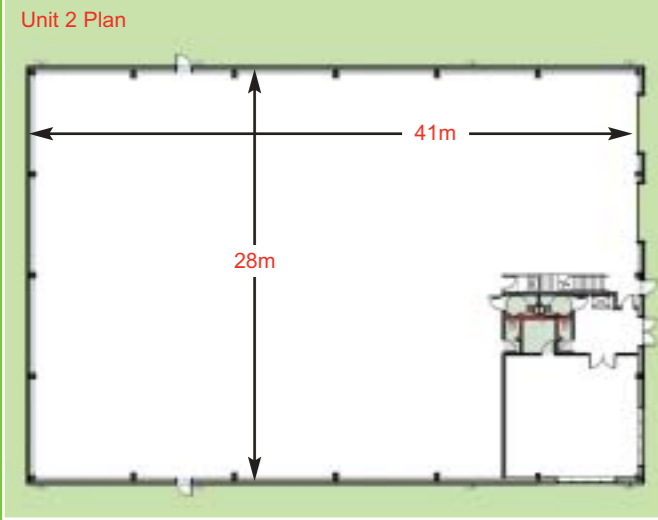


PHASE I

One unit only remaining on Phase 1. The unit will have a fully fitted office area and will have 10.8 metres clear internal height.

Phase 1 is on site now with completion due in October 2008.



UNIT 2 SCHEDULE OF ACCOMMODATION	
Warehouse	10,910sq.ft (1014m ²)
Office	1,240sq.ft (115m ²)
1st floor	1,270sq.ft (118m ²)
Total	13,420sq.ft (1247m²)



12,000sq.ft. unit:
Developed by Earnstone in 2007.

LAST UNIT REMAINING UNIT 2 OF PHASE I



LOCATION

Normandy Court is ideally located at the heart of Wakefield Europort, 500 metres from junction 31, M62. Both the M1 and the upgraded A1 are less than 5 miles away.

This proven commercial location has become one of the prime industrial and distribution parks in the Greater Leeds area because of ease of access to both Leeds and Wakefield and to major centres along the M62 corridor as well as the North East and the Midlands via the A1 and M1

The development is prominently located on the main Express Way next to the Rail Freight Terminal. This terminal provides a direct link to the Channel Tunnel and Europe.



Development by
Earnstone Developments

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NORMANDY COURT

Wakefield Europort, Junction 31 M62



FOR SALE/TO LET

**NEW UNITS
5,000-11,000sq.ft.**

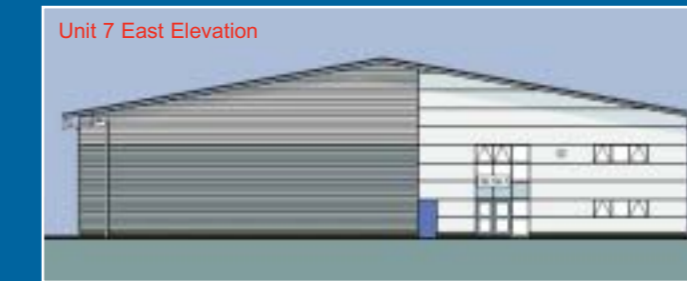
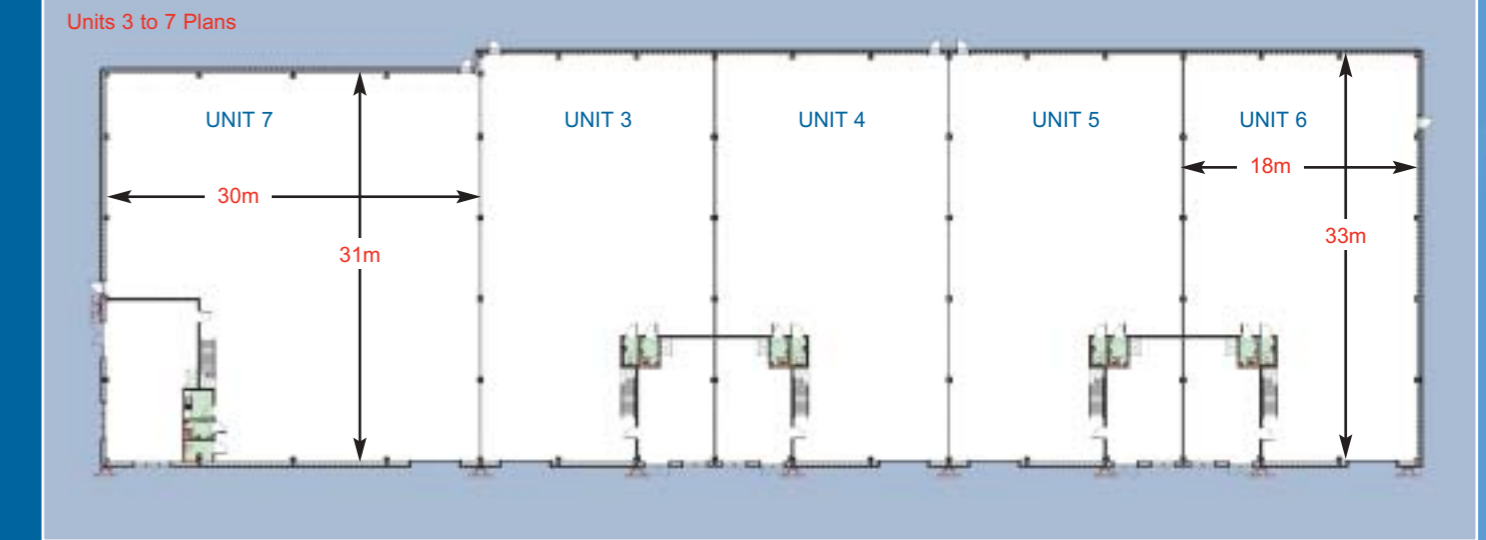
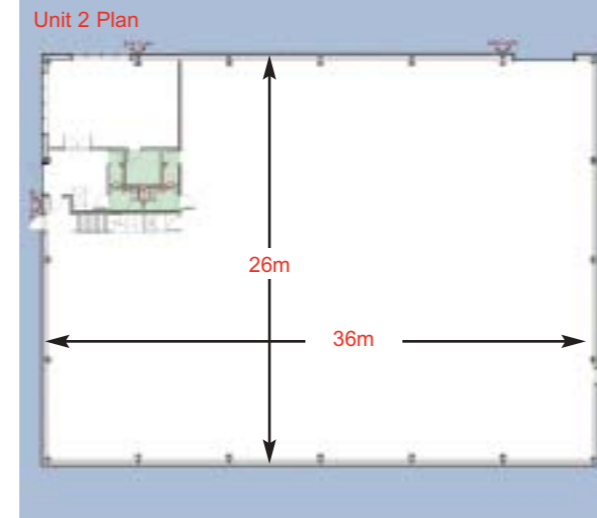
DESCRIPTION

Normandy Court is the second phase of Earnstone Developments Normandy Park development comprising seven new units ranging from 5,000 sq.ft. to 11,000sq.ft. at the heart of Wakefield Europort, the most prestigious commercial address in West Yorkshire

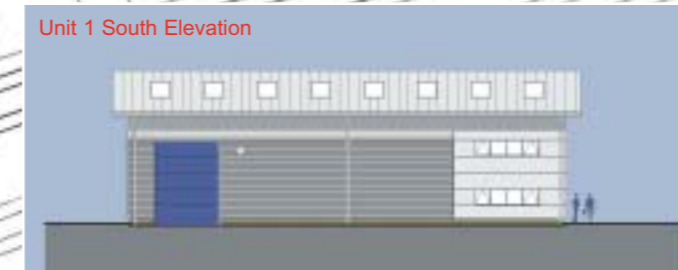
The Europort development benefits from planning permission for 24 hour operation and is built to a uniformly high standard. The whole of Europort is served by public transport and has high levels of landscaping within a low density of development.

The units will be built to the very latest specifications meeting all current building regulations and heat insulation requirements. Twelve year collateral warranties are supplied with each unit. Units 2 to 7 have fully finished office areas with separate fully tiled toilets. The first floor storage areas above the offices have windows and staircases provided and are designed to be suitable for converting to additional office space at a later stage.

Wherever possible environmentally friendly features have been incorporated into the design such as low flow taps, dual flush toilets and motion sensitive light switching.



Tuscany Court: Developed by Earnstone in 2006.



SPECIFICATION FEATURES

- 6.8m Eaves Height
- Floor loading 30KN/m²
- Electrically operated loading doors
- Gas central heating to offices
- External lighting
- Fully finished offices with Cat II recessed lighting, perimeter cable management system and fully carpeted
- Fully tiled toilets with motion sensitive light switching
- Fully secure and enclosed concrete yard
- Kitchenette (unit 2 and 7)
- Plumbing for kitchen units (units 3 - 6)

TERMS

The units can be offered individually or as combinations on a freehold or leasehold basis.

Units can be designed internally to specific end users requirements.

SCHEDULE OF ACCOMMODATION

	Warehouse	Office	1st floor	Total
Unit 1	5,010sq.ft. (466m ²)	—	—	5,010sq.ft. (466m ²)
Unit 2	9,125sq.ft. (848m ²)	950sq.ft. (88m ²)	950sq.ft. (88m ²)	11,025sq.ft. (1,024m ²)
Unit 3	5,584sq.ft. (519m ²)	650sq.ft. (60m ²)	650sq.ft. (60m ²)	6,884sq.ft. (639m ²)
Unit 4	5,584sq.ft. (519m ²)	650sq.ft. (60m ²)	650sq.ft. (60m ²)	6,884sq.ft. (639m ²)
Unit 5	5,584sq.ft. (519m ²)	650sq.ft. (60m ²)	650sq.ft. (60m ²)	6,884sq.ft. (639m ²)
Unit 6	5,584sq.ft. (519m ²)	650sq.ft. (60m ²)	650sq.ft. (60m ²)	6,884sq.ft. (639m ²)
Unit 7	8,930sq.ft. (830m ²)	1,055sq.ft. (98m ²)	1,055sq.ft. (98m ²)	11,040sq.ft. (1,026m ²)