

Mr Kevin Still
Wakefield Acoustics Ltd
Flush Mills
Westgate
Heckmondwike
WF16 0EN

13th May 2024

Dear Kevin,

Alternative storage land options May 2024

As discussed I have undertaken a further site search on behalf of Wakefield Acoustics. This search entailed approaching commercial agents, web site searches and my wider market knowledge. I have detailed the options below.

There are two main options within Leeds, a site on Queen Street, Stourton, Leeds, LS10 1SB and a site at Manston Lane, Leeds, LS15 8AW. The Queen Street site offers land from 1 acre to 5 acres and is close to the M621. The Manston Lane site is 8 acres in total but can be sub-divided down. This site is close to J.46 of the M1. Both of these sites are further in distance than the current preferred option on St Peg Lane, Cleckheaton. The Queen Street site is 12.6 miles away from your current head quarters at Flush Mills and would be an estimated 25 minute drive time. The Manston Lane site is 18.2 miles away from your HQ and has an estimated 31 minute drive time.

There is a site at Wyke Mills, Huddersfield Road, Wyke, BD12 8JY which has come onto the market over the last 2-3 months. This is 2.5 acres in total but does have a more compromised access than the preferred option at St Peg Lane. Again, this site is further afield from HQ being 5.4 miles and an estimated drive time of 15 minutes.

The only other site of note is Shaw Lane, Elland, HX5 9PL. This site is 5 acres in total and is close to J.24 of the M62 (so 2 junctions away). This site is 7.5 miles distant with an estimated drive time of 21 minutes.

As you will appreciate we do have a good knowledge of sites that are currently occupied as well as those that are on the market. We are confident that no other sites that are currently occupied will

become available and be more suitable in the longer term for Wakefield Acoustics than the current preferred option at St Peg Lane, Cleckheaton.

Given the above I do strongly feel that there are no other site options closer in proximity (and indeed suitability) to Wakefield Acoustics' head office and that the site at St Peg Lane, Cleckheaton, being less than 2 miles distant from HQ, is by far the best option for Group.

Yours sincerely

Philip Caspell MRICS
Holder & Co