



CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET

**UNIT 2,
NORMANTON INDUSTRIAL ESTATE,
BECKBRIDGE ROAD,
NORMANTON WF6 1TE**



3,960 SQ FT (378.88 SQ M)

PROPERTY PARTICULARS

LOCATION

The Normanton Industrial Estate is the most important commercial location in the Wakefield/Leeds conurbation situated adjacent to junction 31 of the M62 with excellent access to the both the A1 and M1 as well as the major centres of the conurbation.

DESCRIPTION

Unit 2 is a self-contained modern industrial unit of steel frame construction with brick and metal clad elevations which has been refurbished to modern standards, but more importantly stands in its own secure compound.

The unit has: -

- Clear working height of 6m
- 2 loading doors
- Load bearing concrete floors
- 10% roof lights
- Fully secured yard, parking and turning areas.

ACCOMMODATION

Warehouse & Factory area	3,960 sq ft	378.88 sq m
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PLANNING

We understand the property has planning consent for B2 and B8.

TERMS

The property is offered to rent for a period of 9 years on a full repairing and insuring basis with rent reviews at 3 yearly intervals.

We are prepared to discuss terms.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

VIEWING

By contacting the Agents, AWS Ltd, Nick Arundel, Tel: 01132351362

Subject to contract.

