CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

PRELIMINARY DETAILS

TO LET

BECKBRIDGE HOUSE
RIPLEY DRIVE
NORMANTON, WF6 1TE

3,920 SQ FT (364.18 SQ M)

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF
T: 0113 235 1362 F: 0113 380 5800 E: property@awsltd.co.uk
www.awsltd.co.uk

LOCATION
The unit is situated at the heart of the West Yorkshire conurbation within 500 yards of junction 31 of the M62 at Normanton.

This is without doubt one of the most popular industrial locations in the region being mid way between Wakefield and Leeds but with direct access to the M62.

DESCRIPTION
Beckbridge House is a self-contained industrial unit standing in its own gated compound.
The building is of steel frame construction with brick and metal clad elevations providing: -

- 2 full height roller doors
- Self contained yard and parking area
- 6m clear working height
- High quality heated and lit office accommodation
- Lighting to the warehouse

ACCOMMODATION
(all areas are gross internal)

3,920 sq ft (364.198 sq m)

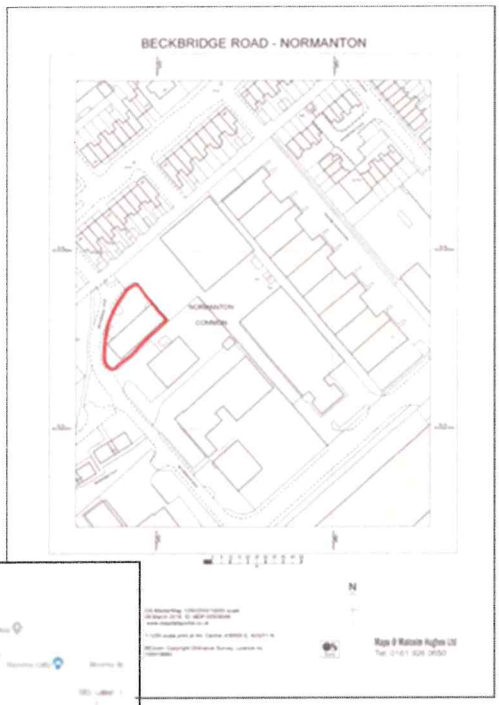
PLANNING
We understand the property has planning consent for B2/B8 use.

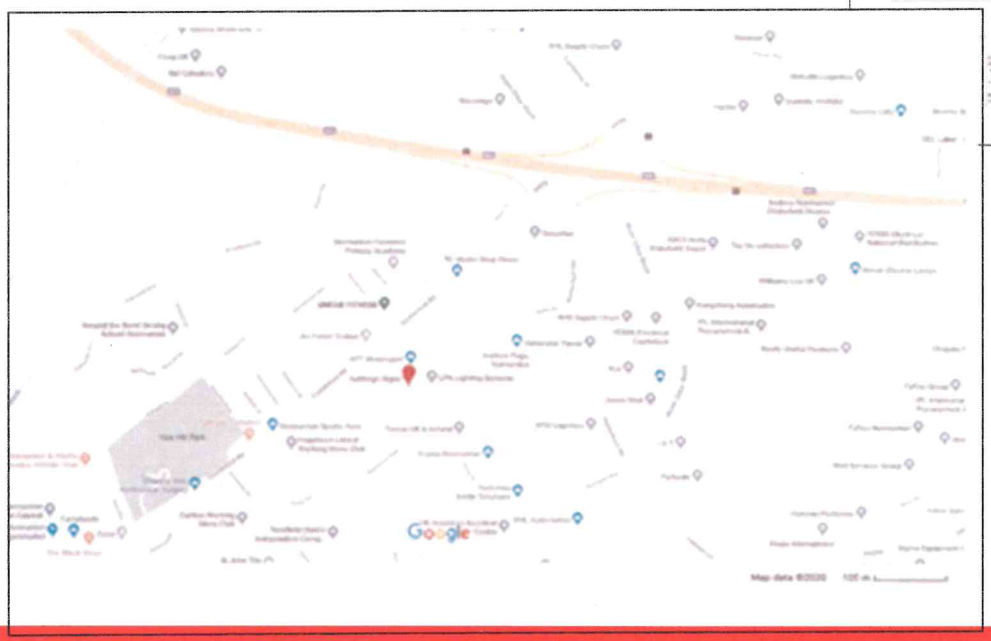
ENERGY PERFORMANCE CERTIFICATE
An EPC is available upon request and we understand the property has an EPC rating of E107.

RATEABLE VALUE
The property is currently not on the rating terms.

TERMS
The property is offered by way of a new lease term to be agreed, but subject to a minimum of 5 years without break at a commencing rental of £27,500 pax.

VIEWING
Viewing is strictly by appointment only with the Sole Agent, AWS Ltd, Nick Arundel, Tel: 01132351362.





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