

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

# PRELIMINARY DETAILS FOR SALE/TO LET

**DON PEDRO AVENUE  
NORMANTON  
WF6 1TD**



**MODERN INDUSTRIAL  
UNIT  
19,912 SQ FT (1,850 SQ M)**

**THE PROPERTY**

Situated on Don Pedro Avenue at the heart of the Normanton Industrial Estate adjacent to junction 31 of the M62. The property is at the centre of the West Yorkshire conurbation in what is the best industrial location in the region.

Junction 31 is mid way between the intersection of the M62 and the A1 to the east and M1 to the west.

The development is almost midway between the conurbations of Leeds and Wakefield

**DESCRIPTION**

The property is a self-contained modern unit standing in its own compound being of steel frame construction with brick and metal clad elevations.

The unit has an eaves height of 5 m.

Access into the warehouse are is through a full height roller shutter door and there is a separate pedestrian access that leads into the office accommodation.

There is an excellent yard, parking and turning area.

**ACCOMMODATION**

*(all areas are gross internal)*

Floor	Sq ft	Sq m
Ground floor offices & workshop	18,298	1,700
First floor offices	1,614	150
TOTAL	19,912	1,850

**PLANNING**

We understand the planning permission for this unit falls within B2 and B8 use.

**RATEABLE VALUE**

The property is currently not separately assessed for rates purposes, however, we envisage a rateable value in the order of £81,807

**TERMS**

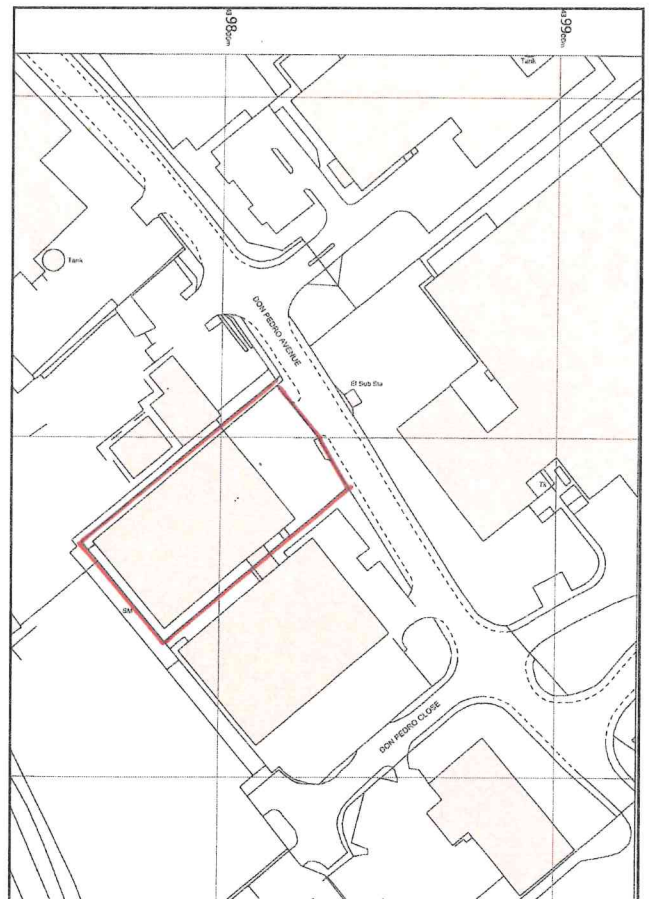
The property is offered for sale or to let. Our Clients would prefer a lease for a period of 10 years on a full repairing and insuring basis with a rent review in the 5<sup>th</sup> year at a rental to be agreed, although we can be more flexible.

**ENERGY PERFORMANCE CERTIFICATE**

An EPC is available upon request.

**VIEWING**

Strictly by contacting the sole Agent, AWS Ltd, Nick Arundel Tel: 01132351362



**SUBJECT TO CONTRACT**