

**AWS**

CHARTERED SURVEYORS &  
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**TO LET**

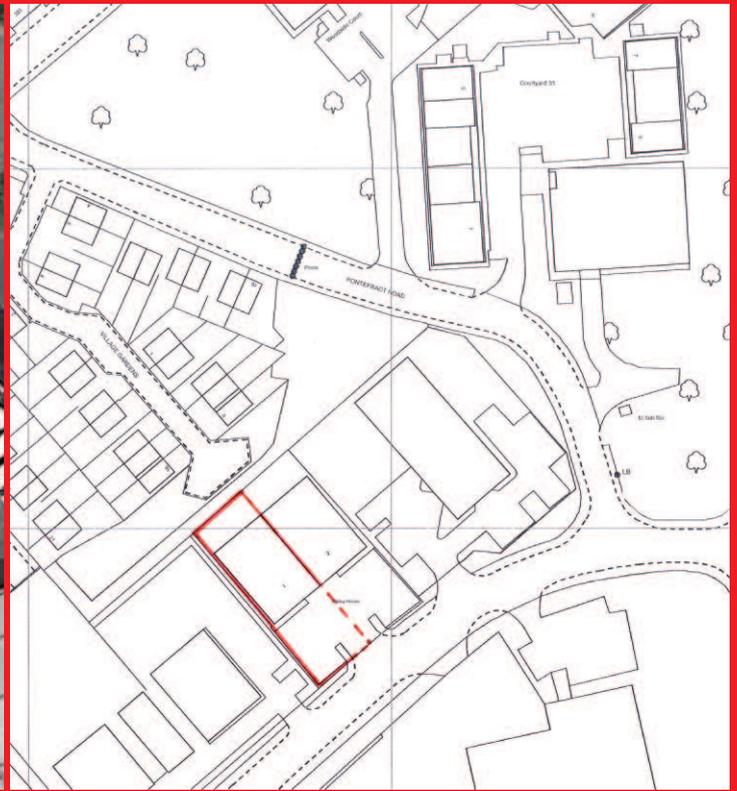
# MODERN INDUSTRIAL UNIT

RIPLEY HOUSE, RIPLEY DRIVE, NORMANTON  
INDUSTRIAL ESTATE, NORMANTON, WF6 1QT

• 5,076 SQ FT (471.6 SQ M)



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## LOCATION

Situated virtually adjacent to junction 31 of the M62 which lies mid way between the intersection of the M62 and M1 and the M62 and A1.

The site is also situated between the conurbations of Leeds and Wakefield.

The surrounding area is of established high quality modern industrial development.

## DESCRIPTION

The subject property is a self contained steel framed industrial unit with brick and metal clad elevations.

The building has extensive yard, parking and turning area to the front as well as a good sized storage area to the rear.

Internally, the property incorporates quality office accommodation at ground and first floor with a workshop area that is fully heated and lit which benefits from a clear working height of 7m.

There are 10 car parking spaces incorporated within the demise.

## ACCOMMODATION

(all areas are gross internal)

Ground floor workshop and office	4,250 sq ft	394.8 sq m
First floor office	826 sq ft	76.7 sq m
<b>TOTAL</b>	<b>5,076 SQ FT</b>	<b>471.6 SQ M</b>

## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is available upon request.

## PLANNING

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

## RATEABLE VALUE

We understand the rateable value of the property is £28,500.

## TERMS

The property is available to let for a term to be agreed and the rent is available upon request.

SUBJECT TO CONTRACT

**AWS**  
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 0113 235 1362  
www.awsLtd.co.uk

## VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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