

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

**INDUSTRIAL/WAREHOUSE UNIT
WITH LARGE YARD**

FOR SALE/TO LET

**RIPLEY DRIVE,
NORMANTON INDUSTRIAL ESTATE
WF6 1TE**

6,634 SQ FT (616.3 SQ M)

GET IN TOUCH

Nick Arundel

Tel: 0113 235 1362

E: nick@awsLtd.co.uk



DETAILS

LOCATION

Located on the highly popular and well-established Normanton Industrial Estate. The estate boasts numerous companies such as DHL, Asda, Ford, NHS, The Range & XPO Logistics. Normanton Industrial estate is strategically located adjacent to J31 of the M62 (less than ¼ mile away from the subject property), providing excellent connectivity to the wider road network.

DESCRIPTION

The subject was constructed c. 3 years ago and consists of a modern detached, single span Industrial/Warehouse unit, of steel portal frame construction, under a pitched profile metal roof, with profile metal elevations and a concrete floor. The unit benefits from the following brief specifications:

- 5.2M Eaves Height
- 2 Ground Level electric Loading Doors
- Large, concrete surfaced, secure yard area with electrical security gates
 - Heating & LED Lighting throughout
- Integral office accommodation with welfare facilities
 - EV Charging points
- Approximately 10% translucent roof panels to allow for natural light in the warehouse.
 - 3 phase electricity

ACCOMMODATION (all areas are gross internal)

	<u>SQ FT</u>	<u>SQ M</u>
Warehouse	5,651	525
First floor office	983	91.3
TOTAL	6,634	616.3

VAT

VAT will be payable at the prevailing rate on any transaction

RATEABLE VALUE

According to the VOA website, the premises has a Rateable Value of £40,000. Interested parties should make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C - 51

TENURE

Available Freehold or Leasehold on a new full repairing and insuring lease. Please enquire for further details.

VIEWING

By contacting Nick Arundel, AWS Ltd, 0113235162 or our Joint Agents, Avison Young, Jake Pygall/Rob Oliver



MISREPRESENTATION ACT:

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ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT

