

Mileway

WF17 9LT

Norquest Industrial Estate Birstall

Available to Let
Warehouse
9,313 sq ft (865 sq m)

Ample parking



6m eaves height



Roller shutter door



24-hour access



Access J27 of M62



Generous secure yard to front.



Norquest Industrial Estate

Pheasant Drive Birstall Leeds WF17 9LT



Description

Units 16-17 comprise a modern, end terrace, industrial/warehouse premises of steel portal frame construction under a dual pitched insulated profile metal sheet roof. Loading is via 1 ground level roller shutter. The unit has an eaves height of 6m, 3 phase power, solid concrete floor and ground floor offices space with a kitchenette.

The property benefits from a generous secure yard area to the front elevation.

Location

The Norquest Industrial Estate is an established distribution location, positioned off the A62 Gelderd Road, approximately 5 miles south-west of Leeds City Centre.

By Road
The A62 provides direct access to Junction 27 of the M62 motorway which is within one mile of the estate. Junction 27 is the intersection of the M62 and M621 motorways, both of which connect to the M1.

By Rail
Morley Railway Station is approx 3.0 miles
Leeds Railway Station is approx 6.5 miles

By Air
Leeds Bradford is approx 13.5 miles

EPC

EPC is available upon request.

Rateable Value

The property has a rateable value of £51,500.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

Mileway
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GV & Co
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0113 2003988

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

Unit	Property Type	Area (sq ft)	Area (sq m)	Availability
Units 16&17	Warehouse	8,693	808	Immediately
	Office & Facilities	620	58	
Total		9,313	865	

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