





Beckbridge House Normanton

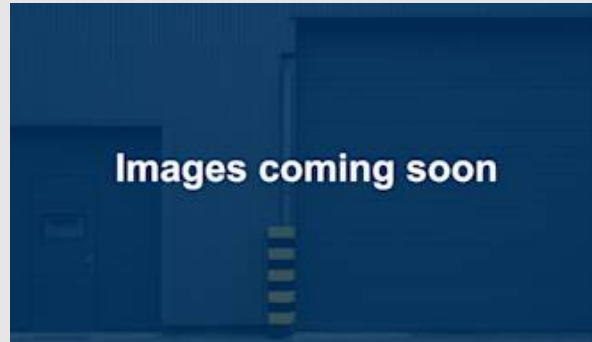
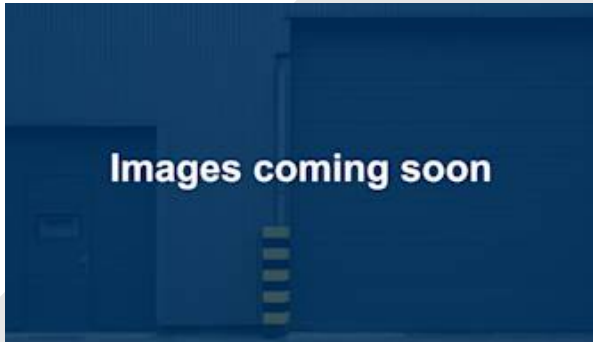
Available to Let
Warehouse
3,963 sq ft

Images coming soon

-  Secure private yard
-  2X Roller shutter doors
-  LED lighting
-  Three-phase power
-  Eaves height 5.5m

Beckbridge House

Ripley Drive Normanton WF6 1TB



Description

The property comprises a modern detached industrial unit of steel portal frame construction, surmounted by a pitched profile metal roof, which incorporates circa 10% translucent Perspex roof lights. Externally, elevations are a combination of brick and profile metal cladding.

Internally, the property is of standard construction with concrete slab flooring, internal elevations are a combination of block and profile metal cladding. Lighting is by way of LED UFOs throughout, whilst access is via two manually operated ground level roller shutter doors and an eaves height of 5.5m. The unit also comprises office and welfare accommodation which is of standard modern fit out comprising carpeted flooring, perimeter trunking and suspended ceilings with LED lights.

Externally, the unit benefits from a secure private service yard to the front of the unit with dedicated parking

Location

The property is located in Normanton, one of Yorkshire's premier industrial locations, located adjacent to Junction 31 of the M62 Motorway. The property is accessed via Beckbridge Road, which leads directly to Junction 31 of the M62 Motorway via Ripley Drive and Pontefract Road (A655).

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

Mileway
Charles O'Hara
yorkshire@mileway.com
0113 8683776

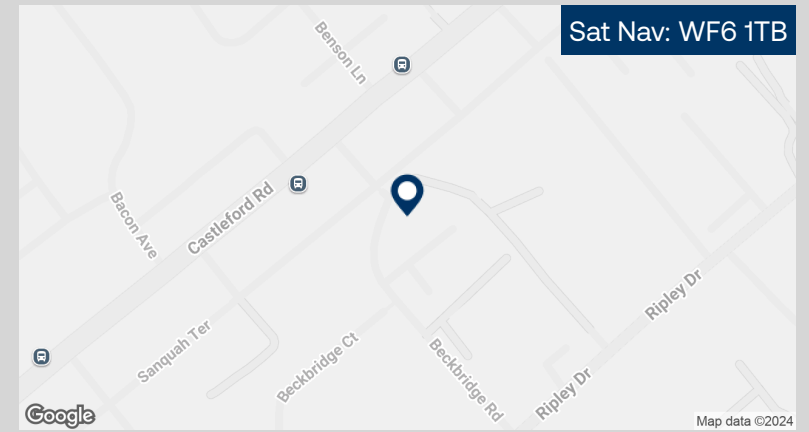
Lambert Smith Hampton
Matt Jackson
mjackson@lsh.co.uk
0113 245 9393

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	Size (sq ft)	Availability	Rent
Beckbridge House	Warehouse	3,963	Under offer	Under offer
Total		3,963		

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