

**Mileway**

# Normanton Business Park – Offices Normanton

Available to Let  
Office  
760 - 1,700 sq ft



J31 of M62 motorway network



Normanton train station (1 mile)



24-hour access



Ample parking



LED lighting



# Normanton Business Park - Offices

Ripley Drive Normanton WF6 1QT



## Description

Normanton Business Park comprises office units to the main entrance area with industrial/warehouse units at the rear.

The modern offices are currently undergoing refurbishment to bring LED lighting, neutral decoration and new kitchen/WC areas throughout. The recently refurbished office terrace has a new flat felt roof. Each office has parking demised, 24 hour access and site security.

## Location

Normanton Business Park is situated on the outskirts of Normanton in West Yorkshire. The property is located 1 mile from junction 31 of the M62 giving excellent access to both Leeds and Hull. There are regional and inter city rail facilities in Wakefield and bus routes nearby.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

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

## Viewing / Further Information

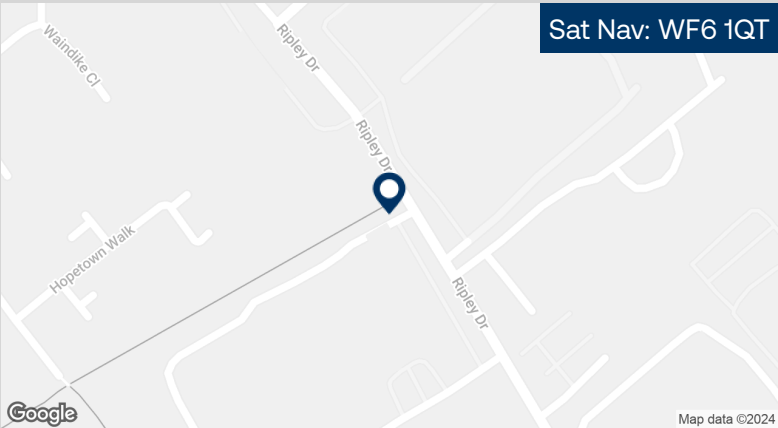
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## Accommodation:

| Unit         | Property Type | Size (sq ft) | Availability | Rent     |
|--------------|---------------|--------------|--------------|----------|
| New Office 2 | Office        | 888          | Immediately  | £777 PCM |
| Office 3     | Office        | 940          | Immediately  | £722 PCM |
| Office 5     | Office        | 760          | Immediately  | £616 PCM |
| Total        |               | 2,588        |              |          |

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