

Ripley Drive Normanton

Available to Let
Warehouse
18,116 sq ft



- Modern refurbished detached unit
- 24-hour access
- Private parking and yard area
- 2x automatic loading doors
- Clear height of 6m
- Near to J1 of M62

Ripley Drive

Ripley Drive Normanton WF6 1TB



Description

The property comprises a 9,619 sq ft 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 cladding and brickwork.

Internally, the property is of standard modern construction, with concrete slab flooring and LED lighting throughout. The property benefits from an eaves height of 6 metres, with a two storey block providing welfare facilities, canteen and trade counter access. The unit also has an additional modern office and reception to the south elevation.

Externally the unit benefits from a private yard and parking area with 24/7 access.

Location

The property is located within the well established and highly popular Normanton Industrial Estate, and benefits from excellent access to Junction 31 of the M62 under 0.5 miles away, and in turn the national motorway network. The M1 and A1(M) motorways are located circa 5 miles to the west and east respectively.

Normanton Industrial Estate is a key industrial location on the M62 to service Yorkshire and the surrounds for distributors, manufacturers and many industrial uses. Notable occupiers in the immediate vicinity include XPO, DHL, Müller, Asda & Howdens.

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

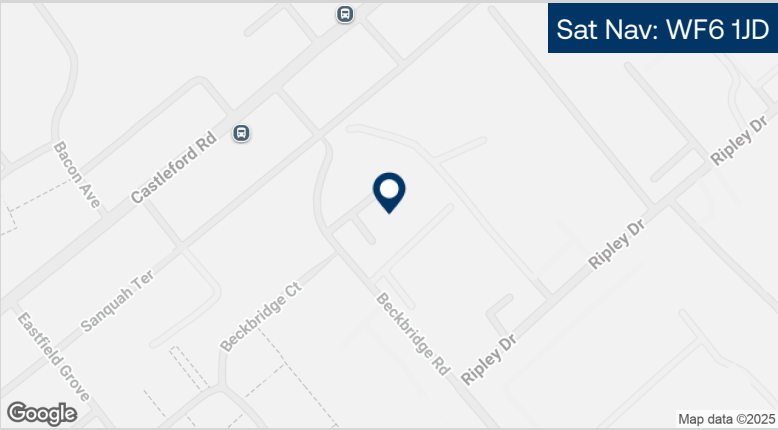
GV & Co
Jonathan Jacob
Jonathan@gvproperty.co.uk
0113 285 5984

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
Units 1	Warehouse	18,116	Immediately
Total		18,116	

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