

Normanton Business Park - Offices

Ripley Drive Normanton WF6 1QT

Office | 760 - 1,700 ft²



J31 of M62 motorway
network



Normanton train station (1
mile)



24-hour access



Ample parking

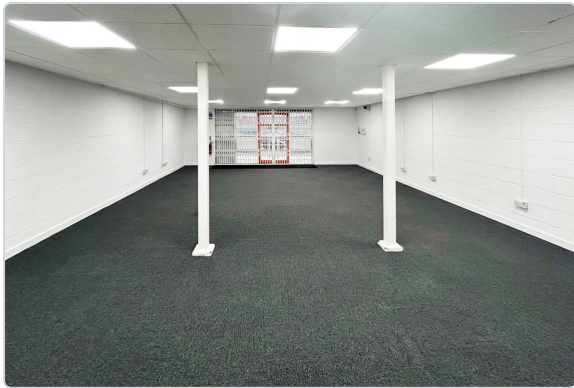


LED lighting

Available to Let



LastMileFirst | mileway.com



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.

Further information

EPC

Office 2: C,
Office 3: C,
Office 5: C,

Rent

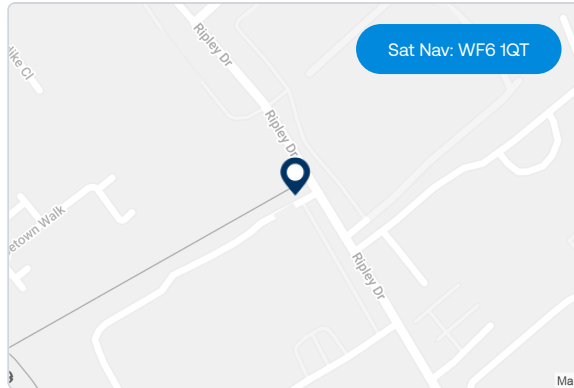
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

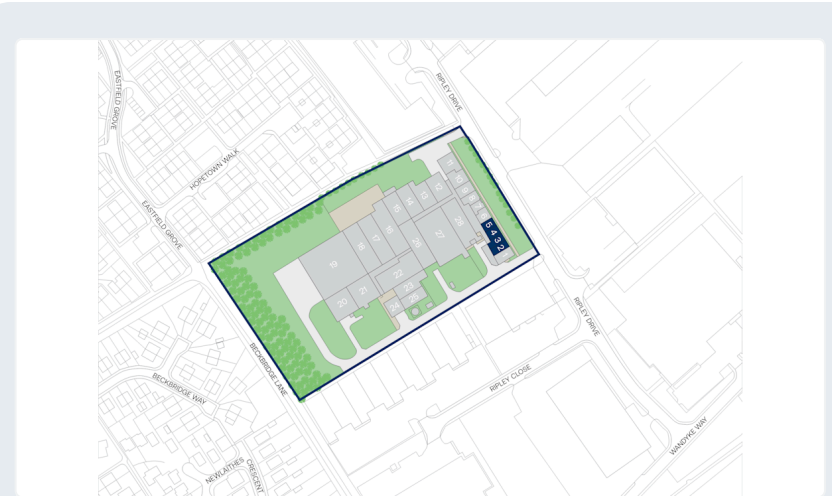
Legal costs

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



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.



Accommodation:

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

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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