

# Ripley Drive

Ripley Drive Normanton WF6 1TB

Warehouse | 22,304 ft<sup>2</sup>



Modern refurbished detached unit



24-hour access



Private parking and yard area



2x automatic loading doors



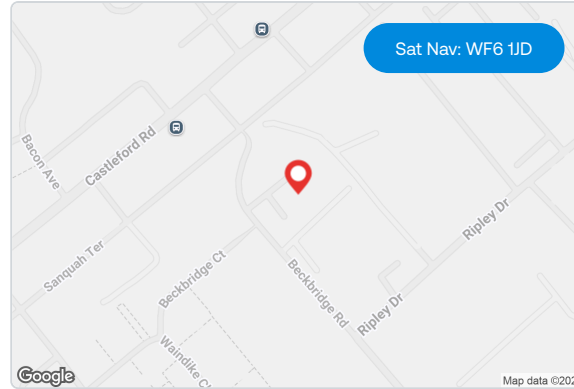
Clear height of 6m



Near to J1 of M621

Available to Let





## Description

The property comprises a 22,304 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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Units 1	Warehouse	22,304	Immediately
Total		22,304	

## Further information

EPC  
Unit 1: D,

### 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.

[Book a viewing](#)

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