

Ripley Drive

Ripley Drive Normanton WF6 1TB
Warehouse | 15,897 ft²



Modern refurbished unit



Secure 24/7 access



Large concrete yard & loading area



Automatic loading doors x2



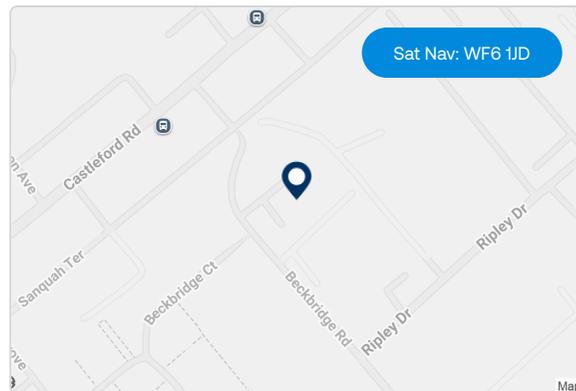
Clear height 6 m



Near J31 of M62

Available to Let





Description

The property comprises a 15,897 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 glazing whilst internal elevations are blockwork.

Internally, the property is of standard modern construction, with concrete slab flooring and LED lighting throughout. The property also benefits from an eaves height of 6 metres, with two storey ancillary office accommodation and welfare facilities.

Externally the unit benefits from a private secure concrete service yard, loading 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 2	Warehouse	15,897	Under offer
Total		15,897	

Further information

EPC

Unit 2; tbc.

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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