

# Green Lane Network Centre

Green Lane (NS) Normanton WF7 6EN

Warehouse | 781 ft<sup>2</sup>



24-hour access



Access to M62 J31



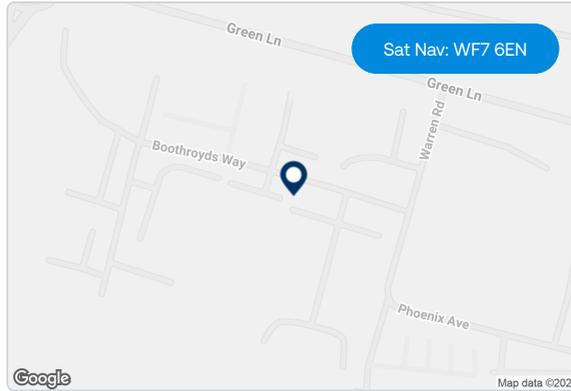
Modern specification and build



Roller shutter doors

Available to Let





## Description

Unit 1 (781 sq. ft) are end-of-terrace workshop offering three-phase power, modern W/C facilities, and a bank of windows that bring in plenty of natural light. Access is via a personnel door, with additional double doors suitable for small van or car entry. The estate includes a large yard with ample parking, two EV charging points, and is fully secured with fencing, gated access, and 24-hour CCTV coverage.

The landlord may consider alternative uses, subject to a successful change of use planning application at the tenant's cost.

## Further information

### EPC

Unit 1: C,  
Unit 6: B,

### Rent

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

### Terms

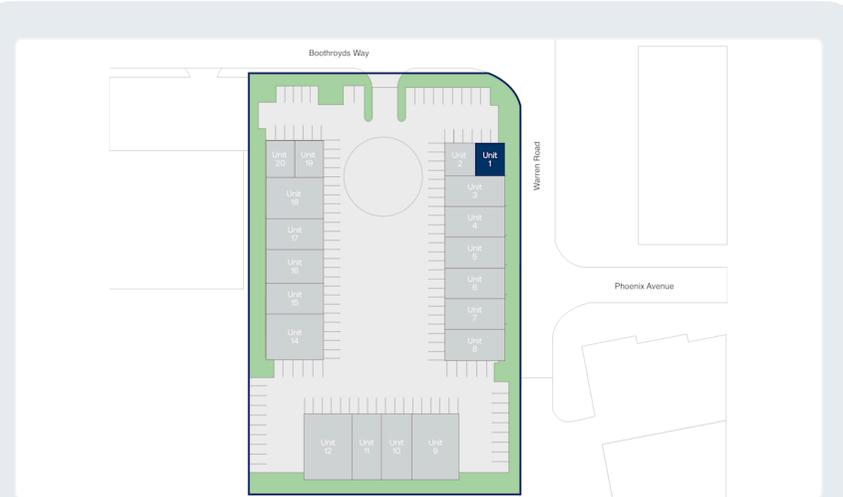
Available on new full repairing and insuring leases.

### Legal costs

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

## Location

Green Lane Networkcentre is located on Green Lane Industrial Park, close to Featherstone town centre, and with easy access to the M62 at Junction 31 via the A655/B6134 approximately 2.5 miles to the northwest. Wakefield town centre lies circa 5 miles to the west with access via Doncaster Road to the south of the estate, and Castleford approximately 3 miles to the north.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 1	Warehouse	781	Immediately	993
Total		781		

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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# Mileway

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