

# Normanton Business Park - Offices

Ripley Drive Normanton WF6 1QT

Office | 872 - 1,182 ft<sup>2</sup>



J31 of M62 motorway network



Normanton train station (1 mile)



24-hour access



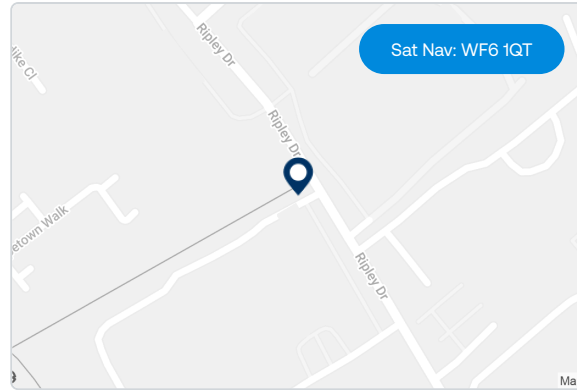
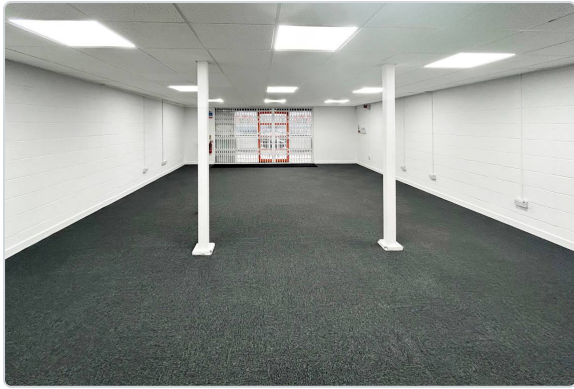
Ample parking



LED lighting

Available to Let





## 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 3: C,  
Office 6: B, Unit  
9: D,

### Rent

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

### Terms

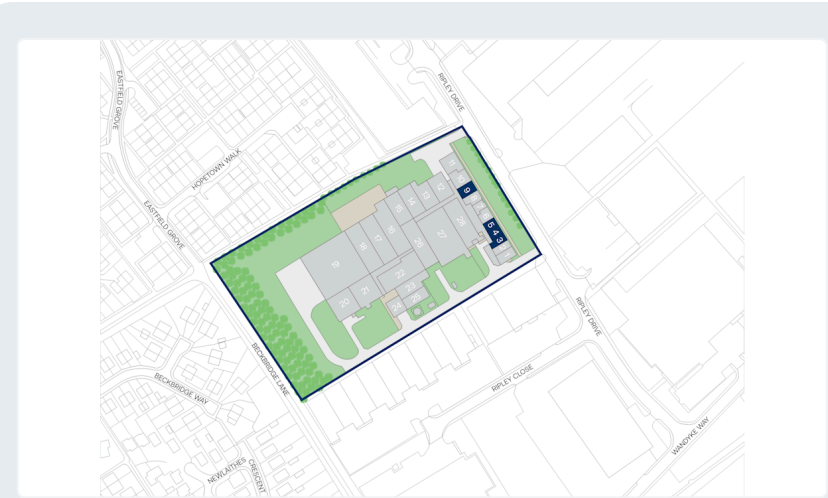
Available on new full repairing and insuring leases.

### 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 (£)
Office 3	Office	940	Immediately	722
Office 6	Office	872	Immediately	799
Office 9	Office	1,182	Immediately	1,084
<b>Total</b>		<b>2,994</b>		

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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