

Green Lane Network Centre

Green Lane (NS) Normanton WF7 6EN

Warehouse | 781 ft²



24-hour access



Access to M62 J31



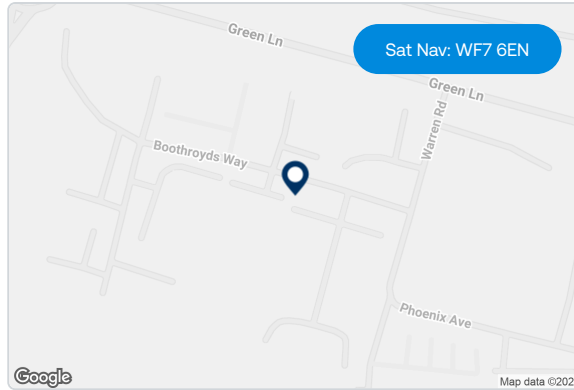
Modern specification and build



Roller shutter doors

Available to Let





Description

Unit 1 (781 sq. ft) is an 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 door. 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

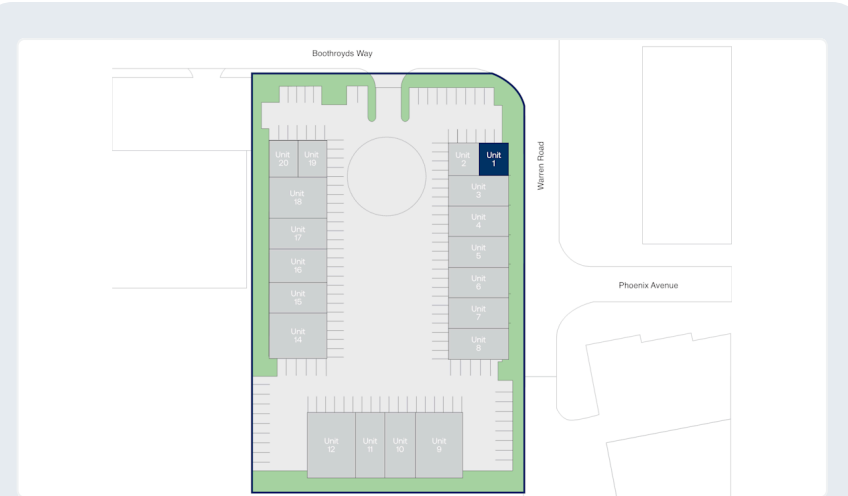
EPC
Unit 1: C,
Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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	683
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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