

Normanton Business Park

Ripley Drive Normanton WF6 1QT

Warehouse | 3,538 ft²



Roller shutter doors



24-hour access



LED lighting



Eaves height 4.3m



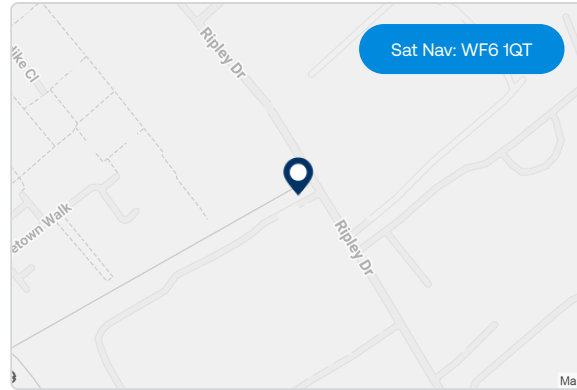
Three-phase power



Fully refurbished

Available to Let





Description

The property comprises a modern warehouse / industrial unit with an eaves height of 4.3 m, a ground-level roller shutter door, and high-quality ancillary offices. The unit has been fully refurbished and benefits from LED lighting and three-phase power, ensuring energy efficiency and suitability for a range of industrial uses. Externally, there is a large shared yard, site security, and 24-hour access, providing excellent operational flexibility.

Location

The property is located within the well-established and popular Normanton Industrial Estate and benefits from excellent access to the M62 via Junction 31 which lies within 0.5 miles. The M1 and A1(M) motorways are located approximately 5 miles to the west and east respectively.

Notable occupiers in the immediate vicinity include XPO, DHL, Morrisons Utilities and Howdens.

Further information

EPC

EPC is available upon request.

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.

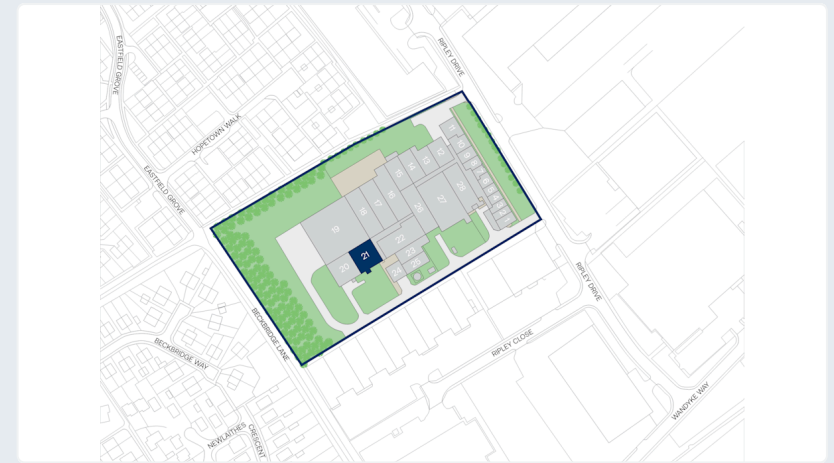
Legal costs

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

[Book a viewing](#)

Mileway

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 21	Warehouse	3,538	Under offer	2,492
Total		3,538		

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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