

# Beckbridge Industrial Estate

Beckbridge Industrial Estate, Ripley Road Normanton WF6 1QT

Warehouse | 3,943 ft<sup>2</sup>



Secure gated 24 hour access



Three-phase power



On-site parking



Electric roller shutter door



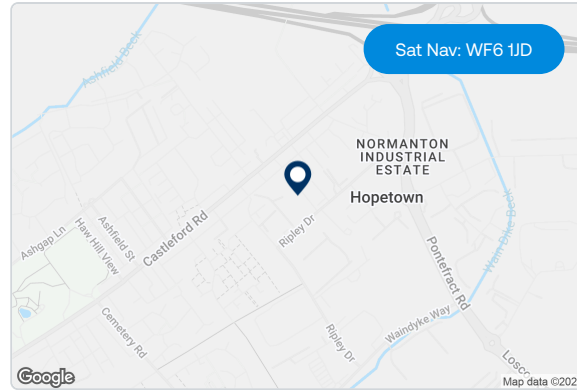
LED lighting



Fully refurbished/new roof

Available to Let





## Description

Beckbridge Industrial Estate is a well-established and strategically located industrial estate. The unit benefits from steel portal frame construction with brick elevations beneath brand new roofs. The unit has been fully refurbished, offering modern and efficient industrial accommodation. Key features include a 4.5m eaves height, loading via a single ground-level roller shutter door, three-phase power, LED lighting, high-quality ancillary office accommodation, WC facilities, and connections to all main services.

Externally, the premises are situated within a secure site on the popular and accessible Normanton Industrial Estate, providing excellent access and operational convenience.

## Further information

**EPC Unit 1: 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.

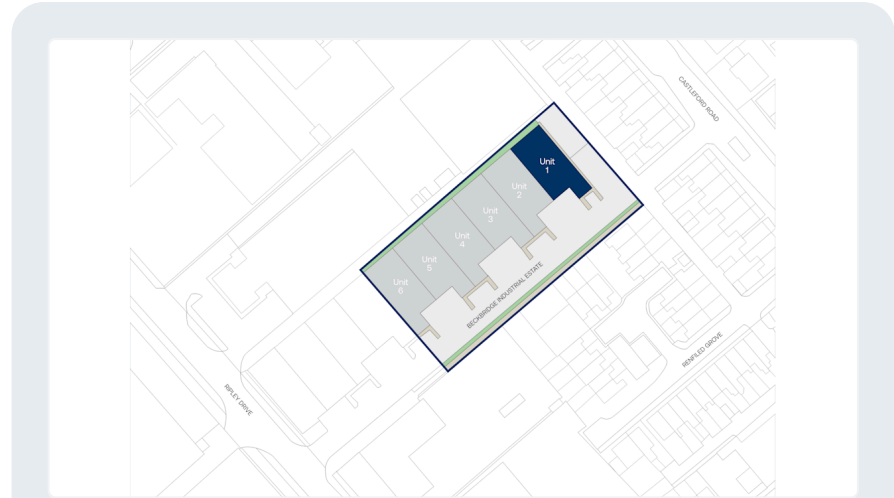
[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 1	Warehouse	3,943	Immediately	2,462
<b>Total</b>		<b>3,943</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.