Beckbridge Industrial Estate

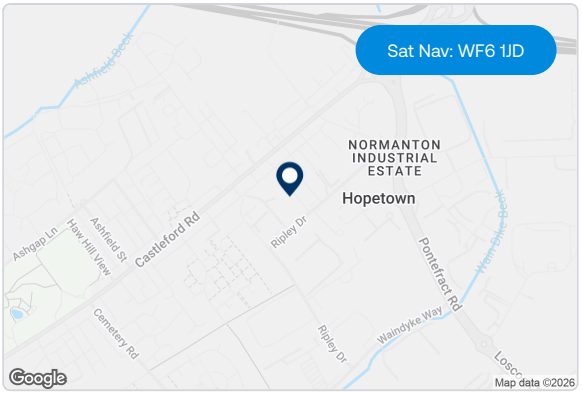
Beckbridge Industrial Estate, Ripley Road Normanton WF6 1QT

Warehouse | 3,875 - 3,943 ft²

- Gated site
- Three-phase power
- On-site parking
- Roller shutter door
- LED lighting
- New roof







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.

Location

The units are situated on Beckbridge Industrial Estate forming part of the highly popular Normanton Industrial Estate, which is located adjacent to Junction 31 of the M62 motorway.

Beckbridge Industrial Estate itself is accessed off Ripley Drive, which leads to Junction 31 of the M62 motorway via Pontefract Road (A655)

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

Charles Chilufya
Mileway
yorkshire@mileway.com
0113 8683776

Elliot Bloodworth
Lambert Smith Hampton
EBloodworth@lsh.co.uk
07597 019 265

Matt Jackson
Lambert Smith Hampton
mjackson@lsh.co.uk
07514 733870



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 1	Warehouse	3,943	Under offer	2,462	B
Unit 5	Warehouse	3,875	Immediately	2,422	B
Total		7,818			

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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