

**Mileway**

# Normanton Business Park - Warehouse Normanton

Available to Let  
Warehouse  
1,708 - 7,958 sq ft ( 159 - 740 sq m )



Roller shutter doors



24-hour access



Ample parking



LED lighting



# Normanton Business Park - Warehouse

Ripley Drive Normanton WF6 1QT



## Description

Normanton business park comprises of office units to the main entrance area with industrial/warehouse units at the rear. Unit 28 is a light industrial unit with cladded elevations surmounted by profiled metal roofs. It includes roller shutter doors that can be accessed from communal forecourts from a private service road. The unit benefits from circa 10% high quality modern office content, demised parking, site security and 24-hour access.

## 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 intercity rail facilities in Wakefield and bus routes nearby.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

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

## Viewing / Further Information

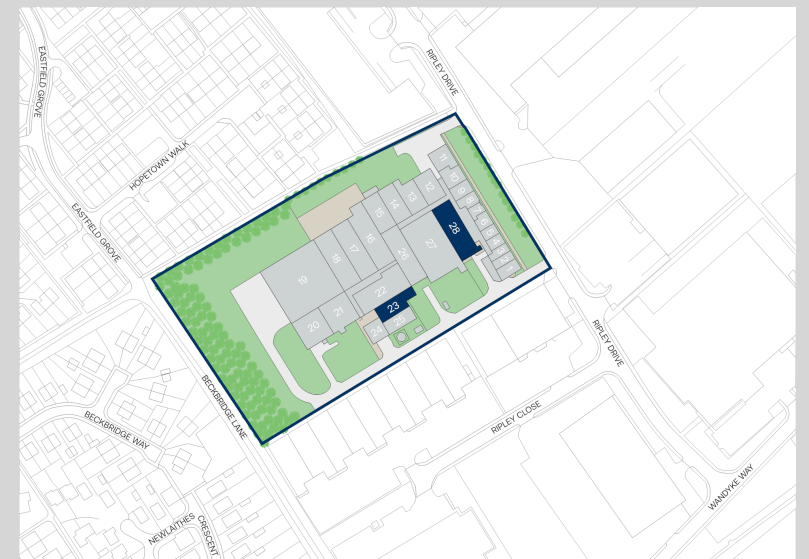
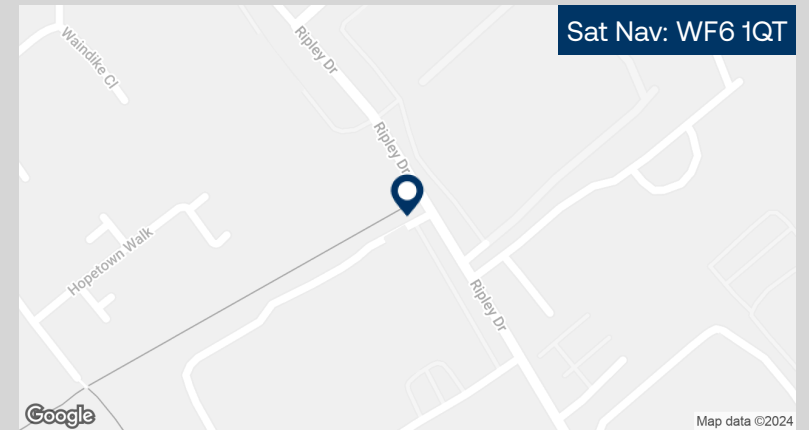
Please contact:

**Mileway**

Charles O'Hara  
yorkshire@mileway.com  
0113 8683776



Jonathan Jacob  
Jonathan@gvproperty.co.uk  
0113 285 5984



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 23	Warehouse	1,708	159	Immediately
Unit 28	Warehouse	6,250	581	Immediately
<b>Total</b>		<b>7,958</b>	<b>740</b>	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.