

**Mileway**

# Normanton Business Park - Warehouse Normanton

Available to Let  
Warehouse  
1,708 - 11,496 sq ft ( 159 - 1069 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. The light industrial units 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.

## VAT

VAT will be payable where applicable.

## 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.

## Viewing / Further Information

Please contact:

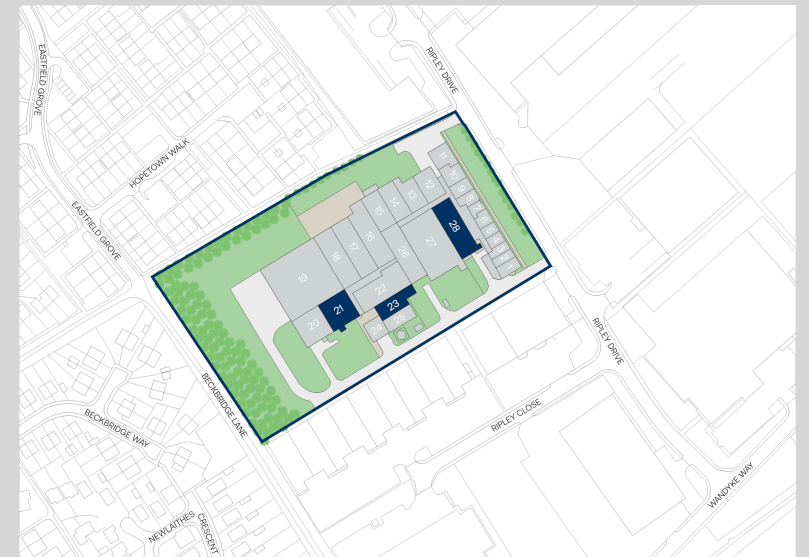
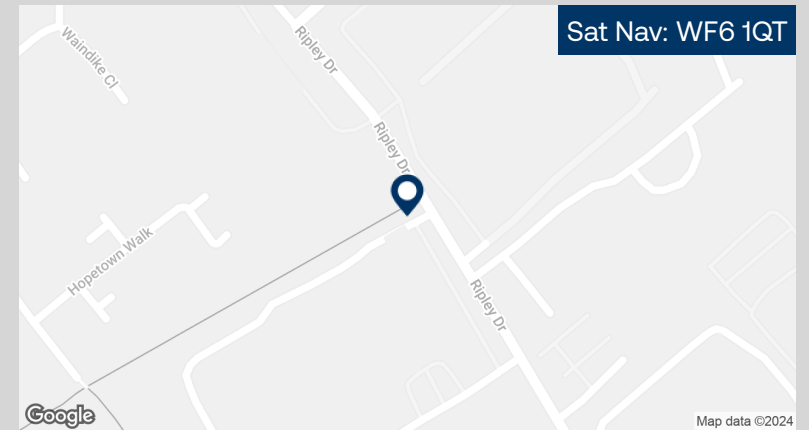
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 21	Warehouse	3,538	329	Immediately
Unit 23	Warehouse	1,708	159	Immediately
Unit 28	Warehouse	6,250	581	Immediately
<b>Total</b>		<b>11,496</b>	<b>1,069</b>	

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