

**Mileway**

# Normanton Business Park

## Normanton

Available to Let  
Warehouse  
6,250 sq ft (580.6 sq m)



Roller shutter doors



24-hour access



Ample parking



LED lighting

# Normanton Business Park

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 inter city 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

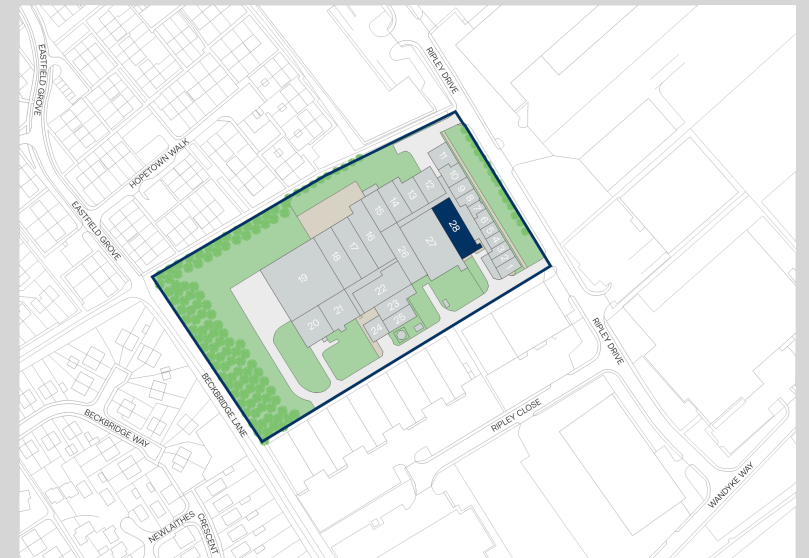
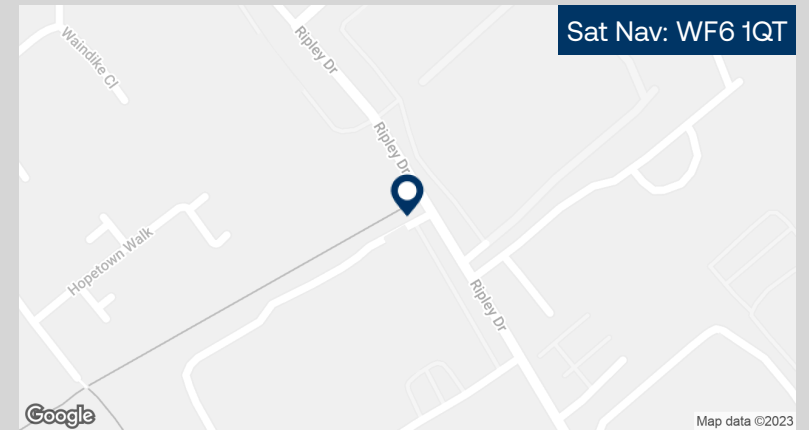
Please contact:

**Mileway**

Emma Courtney  
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 28	Warehouse	6,250	580.6	Immediately
Total		6,250	580.6	

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