

PRIME 73

NORMANTON • WAKEFIELD • WF6 1TZ
J31 M62



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High Bay Distribution Warehouse

73,642 sq.ft

(6,841 sq.m)

TO LET



- 13.6m eaves height
- 9.8 acre site
- 1 ground / 11 dock level doors
- Extensive yard areas

AVAILABLE JUNE 2024

LOCATION

The property is located within Normanton Industrial Estate, which is regarded as one of Yorkshire's premier logistics parks.

The property is situated less than half a mile from Junction 31 of the M62 motorway and is equidistant to both the M1 and A1(M).

ACCOMMODATION

The Gross Internal Areas are outlined below.

Description	Size (sq ft)	Size (sq m)
Warehouse	64,555	5,997.4
Ground Floor Offices	6,599	613.1
First Floor Offices	2,488	231.1
Total GIA	73,642	6,841

NB: Not including the security office, pump house or mezzanine.

SITE AREA

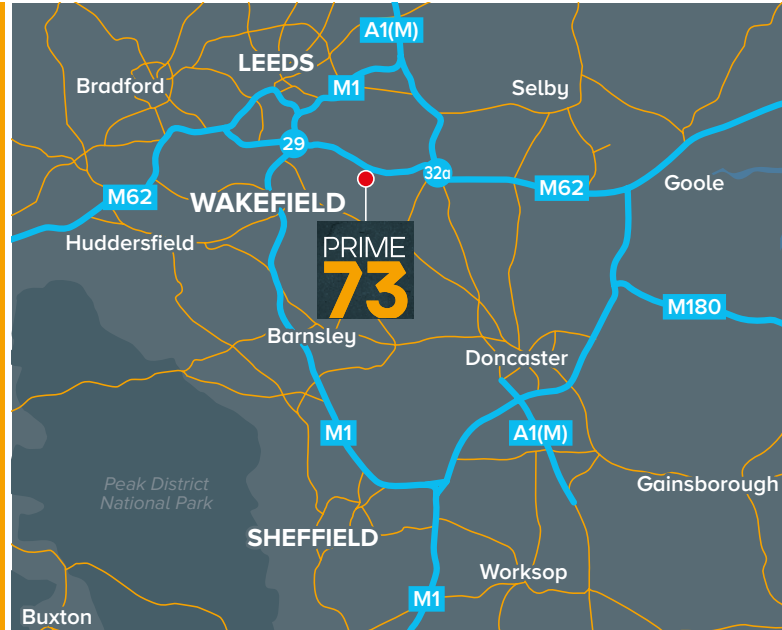
Total site – 9.63 acres

Site density – 24.2%

SPECIFICATION

The property is a two-bay warehouse unit of steel portal frame construction with the following specification:

- Eaves height of 13.64m
- 11 dock level loading doors and 1 ground level loading door
- Tarmac car parking
- Secure concrete service yards to three elevations
- Additional HGV Parking / External Storage Yard of circa 1.5 acres
- Sprinkler System
- Warehouse fitted with heating and lighting
- Two storey offices and additional ground floor canteen



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EPC

The building has an EPC rating of C-52.

BUSINESS RATES

Any interested parties are advised to make their own enquiries via Wakefield Council.

PLANNING

The property has a current implemented B8 (Storage and Distribution) use. Interested parties are to satisfy themselves in this regard by contacting Wakefield Council Planning Department.

CONTACT



0113 246 1533
[KnightFrank.co.uk](https://www.knightfrank.co.uk)

Iain McPhail
07962 360 297
iain.mcphail@knightfrank.com
Tom Goode
07583 120 180
tom.goode@knightfrank.com



[gvproperty.co.uk](https://www.gvproperty.co.uk)
0113 245 6000

Dan Walker
07920 151 117
daniel@gvproperty.co.uk
Paul Mack
07921 933 636
paul@gvproperty.co.uk

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