



Modern Detached Industrial / Warehouse Premises

20,358 Sq Ft (1,891.26 Sq M)

Unit 36, Mildred Sylvester Way, Normanton,
WF6 1TA

- Situated 1/2 mile from Junction 31 of the M62 Motorway
- HQ offices circa 3,580 sq. ft with air conditioning
- Large secure yard and loading area
- Separate parking area with capacity for up to 70 cars
- Eaves height of 6.13 metres

Location

The property sits on the highly popular Normanton Industrial Estate, which is strategically situated adjacent to Junction 31 of the M62 Motorway and within a short distance from Castleford, Wakefield, Featherstone and Pontefract.

The property is accessed off Mildred Sylvester Way, which provides direct access to Junction 31 of the M62 Motorway via Pontefract Road (A655).

Description

The property provides a modern detached hybrid office / warehouse facility with the following specification:

- HQ offices with dedicated reception and air conditioning
- Large secure yard and loading area
- Separate parking with capacity for up to 70 cars
- Eaves height of 6.13 metres
- Loading via 2 electric ground level doors
- Large gas and power supply

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	1,482.81	15,961
Ground Floor Offices	168.93	1,818
First Floor Offices	332.84	3,583
Total	1,984.58	21,362

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed. Alternatively a freehold disposal may be considered.

Further details including the rent are available upon application.

EPC

The current energy performance rating for the property is D (76 - 100). A full copy of the Energy Performance Certificate is available upon application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

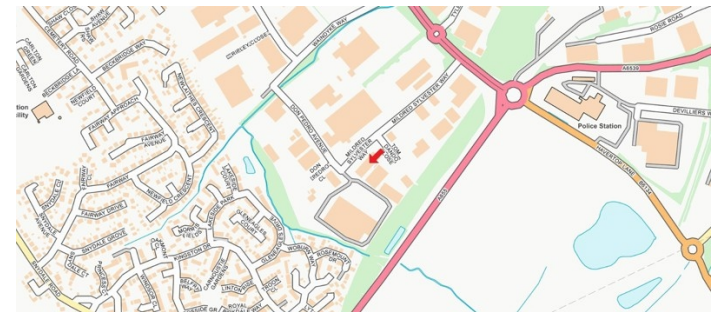
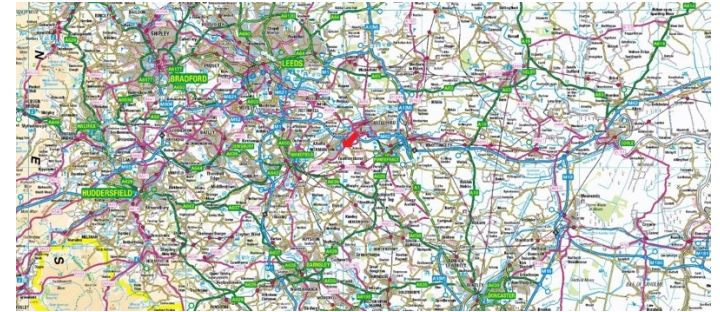
Viewings

For further information or to arrange a viewing please contact;

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