

# Unit 36 Mildred Sylvester Way

**TO LET / MAY SELL**

**Modern Detached Hybrid Office / Warehouse Premises**



- Situated ½ mile from **Junction 31 of the M62 Motorway**
- HQ offices of circa 15,000 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
- Loading via 2 electric ground level doors
- Large gas and power supply

**Normanton Industrial Estate, Normanton, West Yorkshire, WF6 1TA**

**25,352 sq ft (2,355.23 sq m) on a site of 1.36 acres (0.55 hectares)**

# Unit 36, Mildred Sylvester Way, Normanton Industrial Estate



## 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, canteen 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

The accommodation is measured on a gross internal floor area basis as follows:

ACCOMMODATION	sq m	sq ft
Warehouse	975.82	10,504
Ground Floor Offices	706.19	7,602
First Floor Offices	763.22	7,247
<b>TOTAL</b>	<b>2,335.15</b>	<b>25,352</b>

## 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.

## Legal Costs

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

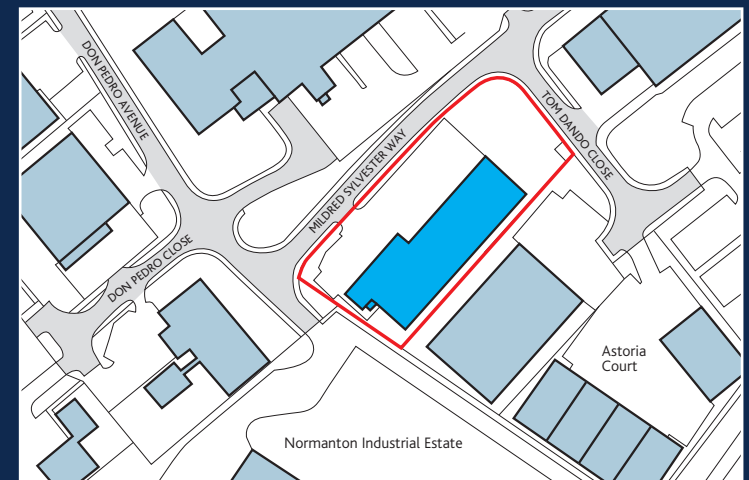
## Energy Performance Rating

The current energy performance rating for the property is D (76 - 100).

A full copy of the Energy Performance Certificate is available upon application.

## Viewing

By prior appointment with the joint agents.



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