



Surveyors & Property Consultants

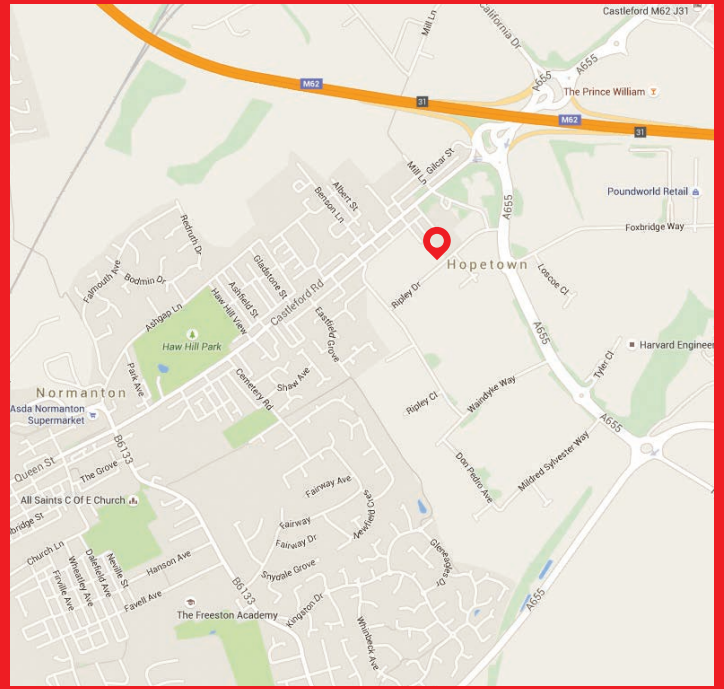
FOR SALE HIGH QUALITY MODERN INDUSTRIAL UNIT

RIPLEY DRIVE, NORMANTON, WF6 1QT

• 11,700 SQ FT



www.awsltd.co.uk



LOCATION

Ripley Drive is at the heart of the Normanton Industrial Estate which is probably, now, the most important industrial location in the West Yorkshire region.

The Normanton Industrial Estate is adjacent to junction 31 of the M62, within easy reach of both the A1 and M1, and midway between Wakefield and Leeds.

The property is at the heart of the West Yorkshire region.

DESCRIPTION

The property is a high quality modern unit of steel frame construction with brick and metal clad elevations providing:

- 30% site cover
- Heated and lit warehouse
- Heated and lit two storey office
- Clear working height of 6m
- Excellent yard, parking and turning area to the front of the unit
- Extensive rear storage/expansion capability
- Stand alone unit in a fully secure compound
- Two roller shutter loading doors
- CCTV to yard

ACCOMMODATION

(all areas are gross internal)

Ground floor office	1,211 sq ft
First floor office	1,211 sq ft
Production/warehouse area	9,278 sq ft
TOTAL	11,700 SQ FT

Site area 0.8 acres

RATEABLE VALUE

We understand the rateable value is £56,500.

PLANNING

The property has planning consent for B2 and B8 use.

ENERGY PERFORMANCE CERTIFICATES

An EPC is available upon request.

TERMS

The property is for sale although my Clients may consider a lease. Terms are available upon application.

SUBJECT TO CONTRACT



VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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