

UNITC

Rosie Road
Trident Park
Normanton
WF6 1GX

LINK 62
FOR SALE
TO LET



A brand new building of 38,000 sq.ft.
due for completion August 2014

UNIT C Trident Park Link 62 Normanton



UNIT C
Link 62

◀ To Hull

M62

J31

To Leeds/Manchester ▶

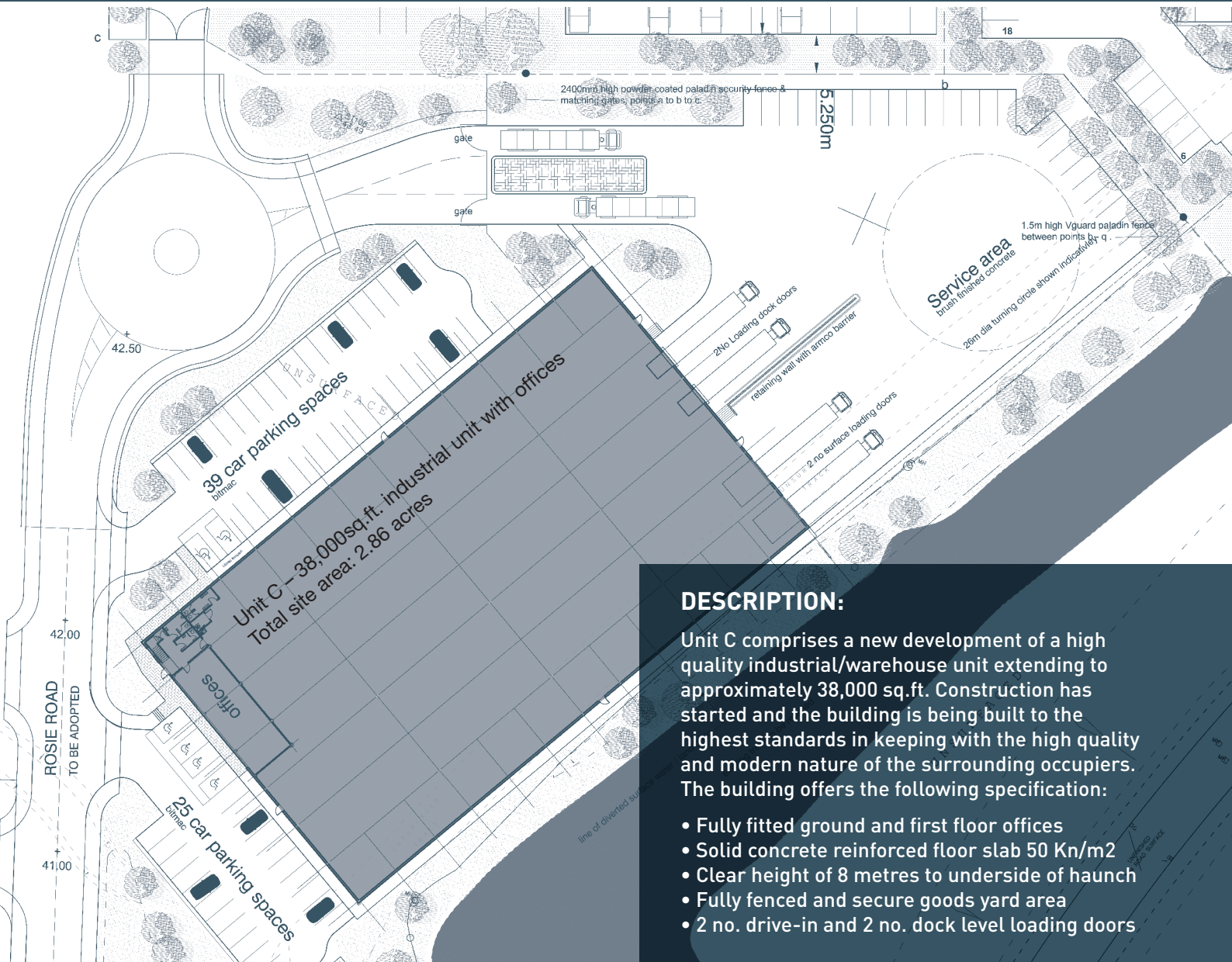
	Miles	By road	By rail
Wakefield	7m	0hr 16min	0hr 23min
Leeds	13m	0hr 21min	0hr 47min
Doncaster	22m	0hr 32min	1hr 41min
York	31m	0hr 39min	1hr 18min
Sheffield	36m	0hr 49min	1hr 39min
Manchester	50m	1hr 03min	1hr 49min
Hull	53m	0hr 53min	2hr 37min
Liverpool	80m	1hr 29min	2hr 53min
Newcastle	104m	1hr 44min	2hr 29min
Birmingham	114m	1hr 58min	2hr 32min

LOCATION:

Trident Park is located within the new and already highly successful Link 62 development at Junction 31 of the M62 Trans-Pennine motorway in West Yorkshire. Unit C is within 5 miles of the M62/M1 motorway intersection and 6 miles of the M62/A1 intersection. The site affords unrivalled access locally, nationally and internationally via the Port of Liverpool and Humber Port of Immingham, Grimsby and Goole. In addition the location is readily accessible to Leeds & Bradford, Doncaster and Manchester International Airports.

TERMS:

The property is available by the way of either lease or purchase. The full quoting terms are available upon application.



DESCRIPTION:

Unit C comprises a new development of a high quality industrial/warehouse unit extending to approximately 38,000 sq.ft. Construction has started and the building is being built to the highest standards in keeping with the high quality and modern nature of the surrounding occupiers. The building offers the following specification:

- Fully fitted ground and first floor offices
- Solid concrete reinforced floor slab 50 Kn/m²
- Clear height of 8 metres to underside of haunch
- Fully fenced and secure goods yard area
- 2 no. drive-in and 2 no. dock level loading doors

ACCOMODATION:

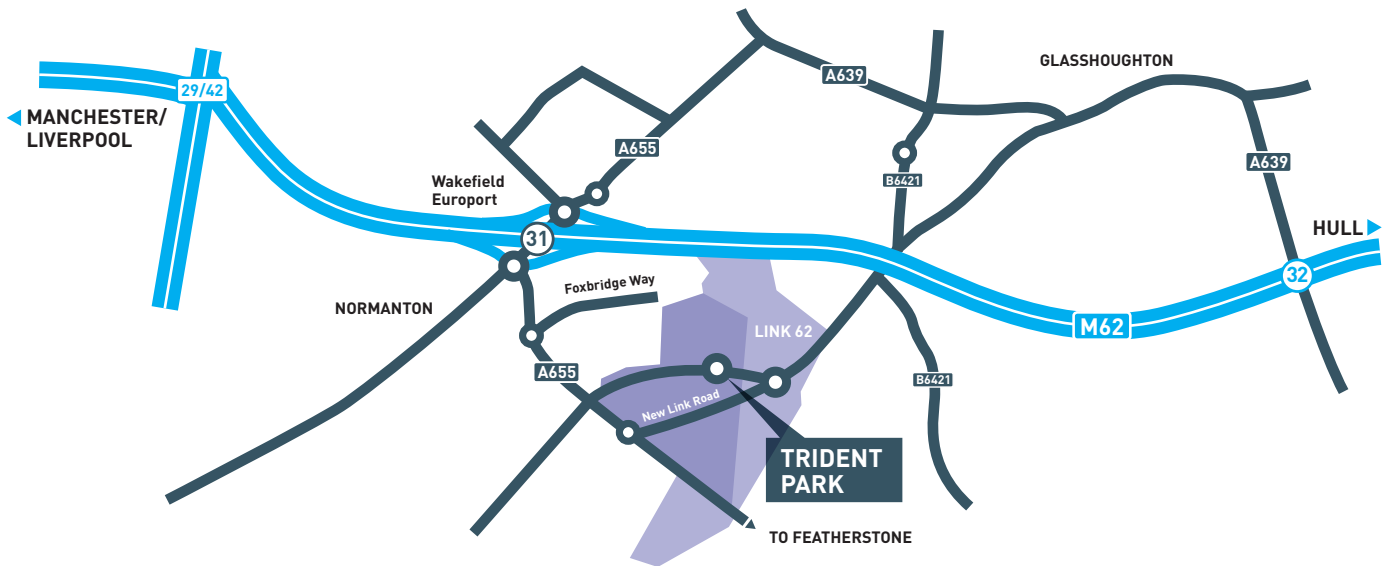
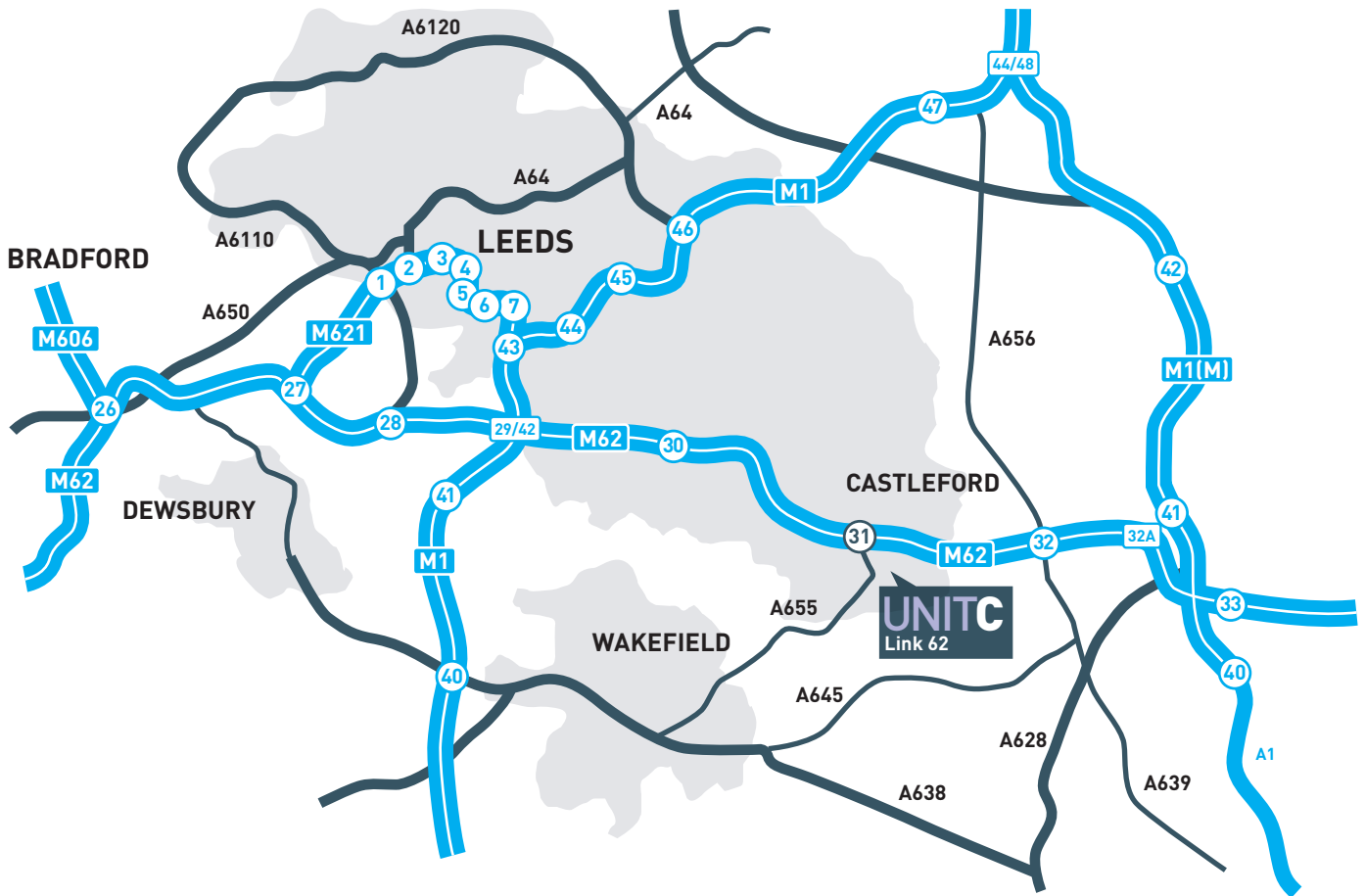
The property will provide the following approximate gross internal floor area:

Ground floor warehouse/industrial area	35,000 sq.ft.
Ground floor offices, reception & toilets	1,500 sq.ft.
First floor offices, staircase, landing & toilets	1,500 sq.ft.
Total	38,000 sq.ft.

PLANNING:

The property will have planning consent for all uses within Class B1, B1C, B2 and B8 which encompasses light industrial, warehouse, distribution and office uses.





For further information contact:

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