

TO LET



AXIS 62

JUNCTION 31 **M62** NORMANTON, WF6 1TN

215,250 SQ FT (1,997.4 SQ M)



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LOCATION

Axis 62 is located at junction 31 of the M62 which is at the heart of the West Yorkshire conurbation.

The site lies midway between the junction of the M62 and A1 and M62 and M1 and the Cities of Leeds and Wakefield placing the unit at probably the best distribution location in the North of England.

DESCRIPTION

- > 4 ground level loading doors
- > 20 dock level loading doors
- > 12m to underside of haunch
- > Extensive yard to two sides of the building
- > Fully fitted two storey office accommodation
- > Separate car parking and yard area
- > 50 KN/m² floor loading
- > Minimum 45m service yard depth

ACCOMMODATION

	sq ft	sq m
Warehouse / industrial unit	200,000	18,580
Two storey office accommodation	15,250	1,417
TOTAL	215,250	19,997

PLANNING

The property has a planning consent for B8 use.

TERMS

Axis 62 is available by way of an assignment or sublease of the existing lease from February 2011 expiring February 2026 with a tenant break in February 2021 (which will be exercised by the current occupier unless otherwise directed).

Alternatively, a new lease, on terms to be agreed, will be granted.

RATEABLE VALUE

We understand the rateable value of the property is £830,000.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

SUBJECT TO CONTRACT

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

0113 235 1362

www.awsltd.co.uk

VIEWING

Strictly by appointment with the sole agents AWS Ltd.

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