

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

FOR SALE / TO LET

MODERN INDUSTRIAL UNIT

Don Pedro Avenue, Normanton, WF6 1TD

• 19,912 SQ FT (1,850 SQ M)



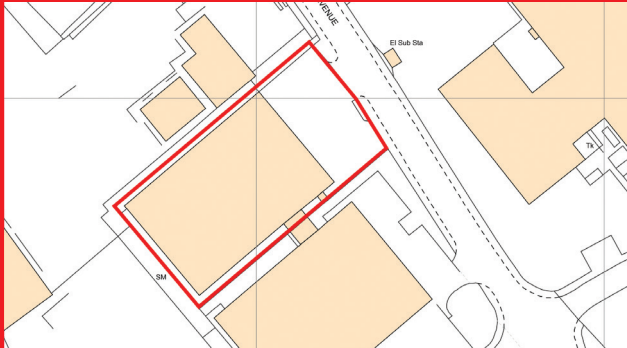
www.aws ltd.co.uk

THE PROPERTY

Situated on Don Pedro Avenue at the heart of the Normanton Industrial Estate adjacent to junction 31 of the M62. The property is at the centre of the West Yorkshire conurbation in what is the best industrial location in the region.

Junction 31 is mid way between the intersection of the M62 and the A1 to the east and M1 to the west.

The development is almost midway between the conurbations of Leeds and Wakefield



DESCRIPTION

The property is a self-contained modern unit standing in its own compound being of steel frame construction with brick and metal clad elevations.

The unit has an eaves height of 5 m.

Access into the warehouse are is through a full height roller shutter door and there is a separate pedestrian access that leads into the office accommodation.

There is an excellent yard, parking and turning area.

ACCOMMODATION

(all areas are gross internal)

	SQ FT	SQ M
Ground floor offices & workshop	18,298	1,700
First floor offices	1,614	150
TOTAL	19,912	1,850

PLANNING

We understand the planning permission for this unit falls within B2 and B8 use.

RATEABLE VALUE

The property is currently not separately assessed for rates purposes, however, we envisage a rateable value in the order of £81,807.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.



TERMS

The property is offered for sale or to let. Our Clients would prefer a lease for a period of 10 years on a full repairing and insuring basis with a rent review in the 5th year at a rental to be agreed, although we can be more flexible.

Subject to contract.

VIEWING

Strictly by contacting the sole Agent,



AWS,
Nick Arundel
Tel: 0113 235 1362
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In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.