

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

**DON PEDRO AVENUE
NORMANTON
WF6 1TD**

**TO LET
SELF CONTAINED MODERN
INDUSTRIAL UNIT**

19,912 SQ FT (1,850 SQ M)

GET IN TOUCH

Nick Arundel

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DETAILS

LOCATION

Located at the heart of the Normanton industrial Estate adjacent to junction 31 of the M62 the subject property is at the heart of the West Yorkshire conurbation and at the centre of the one of the most important industrial locations in the region.

DESCRIPTION

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

The property has an eaves height of 5m. Access to the warehouse is through a full height roller shutter door and there is a pedestrian access that leads into the office accommodation.

The property has excellent yard, parking and turning area.

PLANNING

We understand the planning for this unit has both B2 and B8 use.

RATEABLE VALUE

We understand the rateable value of the property is £98,000.

	SQ FT	SQ M
Ground floor office and warehouse	18,298	1,700
First floor office/storage	1,614	150
<u>TOTAL</u>	<u>19,912</u>	<u>1,850</u>



MISREPRESENTATION ACT

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

TERMS

The property is to be let for a term to be agreed.
Rent on application.

VIEWING

Strictly by appointment with the Sole Agent,
AWS Ltd, Nick Arundel, 01132351362

MISREPRESENTATION ACT:

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ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT

