

TO LET / FOR SALE

Building 2 - Photon Park. Manufacturing/Distribution Unit
of 53,657 sq ft (4,985 sq m) with potential
expansion up to 44,000 sq ft (4,088 sq m)



PHOTON
P A R K



HARVARD WAY, NORMANTON, WF6 1GX • J31 M62

Description

Building 2 is a two bay, steel portal frame, manufacturing/distribution unit constructed in 2015. The elevations and roof are profile metal clad, with the latter benefitting from excellent natural light provision. The Facility has the following basic specification:-

- Two storey, heated and lit office and amenity block
- Manufacturing/Distribution area with heating
- Eaves height of 8.9m
- Ground and dock level loading*
- Potential to expand on adjacent 2.9 acres of land
- Excellent parking and loading areas
- Roof mounted Solar Panels (60kva capacity)

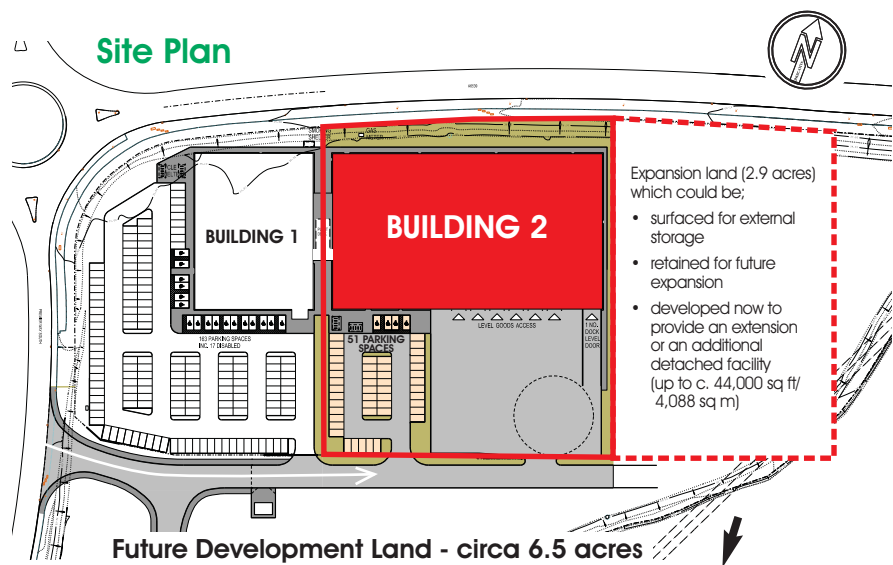
* Potential to add further ground level loading doors, as shown on the illustrative plan below - subject to planning consent.

Accommodation

The unit has been measured in line with the RICS Code of Measuring Practice to have the following approximate gross internal areas.

Description	Sq M	Sq Ft
Manufacturing/Distribution	3,731	40,160
GF Offices / Canteen	626.7	6,746
GF Sub total	4,357.7	46,906
FF Offices	476	5,124
FF Mezzanine	151	1,627
Total	4,984.9	53,657

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Expansion land (2.9 acres) which could be:

- surfaced for external storage
- retained for future expansion
- developed now to provide an extension or an additional detached facility (up to c. 44,000 sq ft/ 4,088 sq m)

Planning

There is detailed planning consent for B1c (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.

Services

The property benefits from all mains services.

EPC

The building has an EPC rating of A and score of 23. Full EPC documentation is available upon request.

Terms

The unit is available by way of a new lease, or freehold purchase. The adjoining land can be acquired freehold with Building 2, or alternatively an extension or additional detached unit can be built on this land and either leased or sold.

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