

TO LET.

Modern warehouse unit on a secure site located close to J27M62.



Unit 19 Norquest Industrial Estate | Pennine View | Birstall | WF17 9LT.

34,909 sq. ft. | 3,243.43 sq. m.

 [///noise.harsh.pizza](http://noise.harsh.pizza)

Description.

Unit 19, Norquest Industrial Estate comprises a triple span warehouse of steel portal frame construction. There is yard and circulation space to two elevations with the unit incorporating ground floor accommodation.

- 7no electric ground level loading doors
- Eaves height of 6m
- Concrete floor
- Gated and secure site
- Translucent roof lights
- Good quality ancillary office accommodation.

Location.

The subject property is located on the well-established Norquest Industrial Estate which is strategically located approximately ½ mile from Junction 27 of the M62. Junction 27 also provides direct access to Junction 7 of the M621 which in turn links to Leeds city centre and the M1 (J44).

From Junction 27, Norquest Industrial Estate is accessed directly from the A62 Geldard Road, a main arterial route linking the Leeds conurbation to the northeast and Dewsbury / Huddersfield to the south west.

Neighbouring occupiers includes Neolith UK, Igloo Thermo King & Volvo Trucks. Birstall Retail Park provides an array of amenities including restaurants and a retail warehouse scheme anchored by Ikea.

Accommodation.

Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Warehouse	3,049.56	32,825
Office / Amenity space	193.68	2,085
Total	3,243.43	34,909

The properties have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practise.

Rateable Value.

The unit has been assess for Business Rates as follows. All enquiries to Kirklees Council.

Current Rateable Value: £173,000

Terms.

The property is available by way of a sub lease or assignment of the existing lease which expires in 2031. All enquiries to the sole agents.

EPC.

The property has an Energy Performance Certificate rating of B-46. A full EPC and Recommendation Report is available on request. [Click here.](#)

Services.

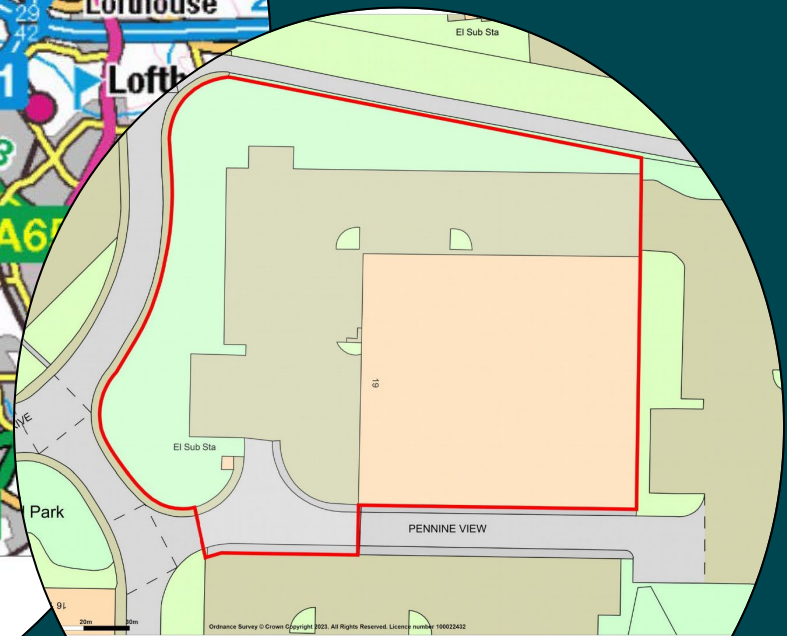
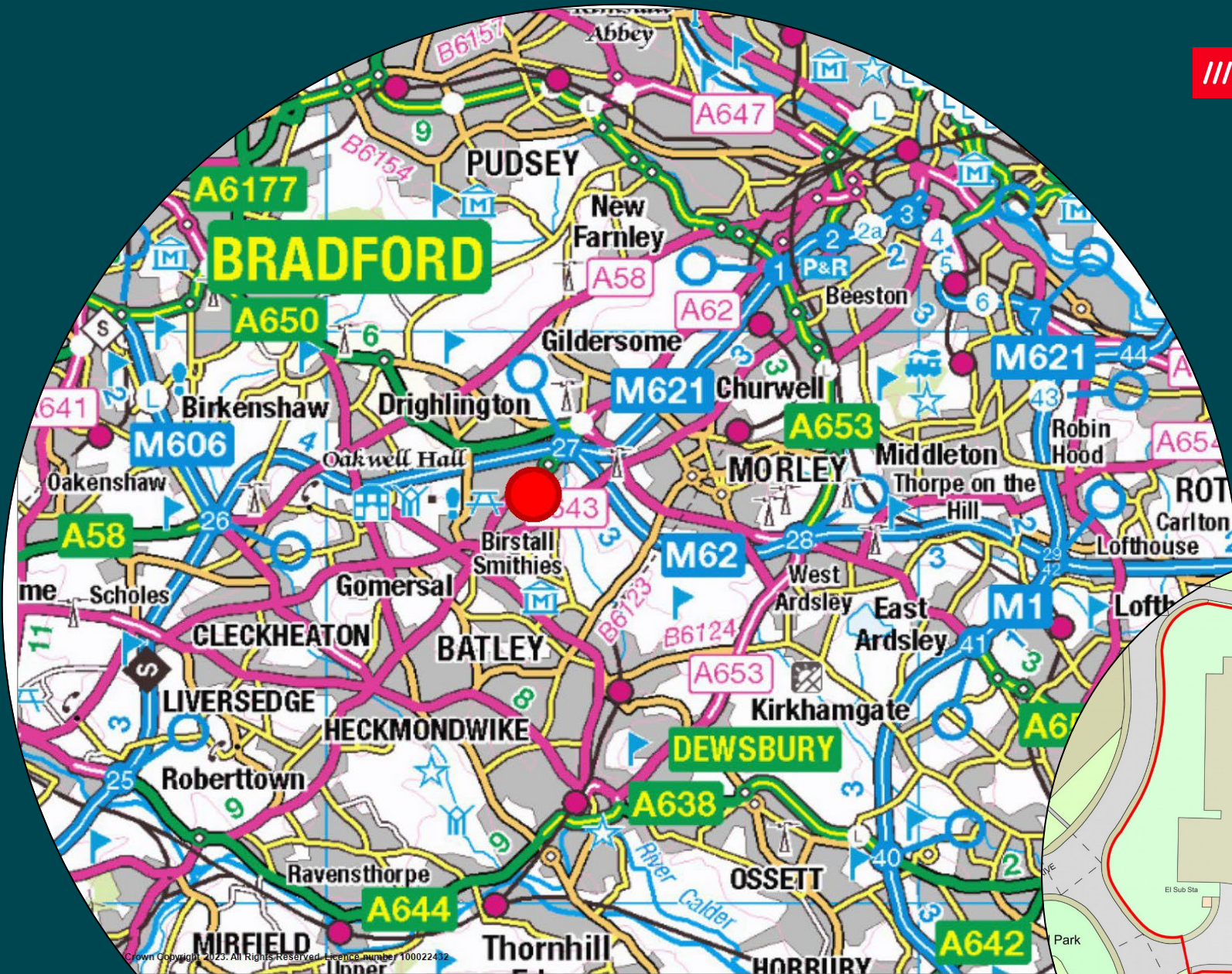
The property is connected to mains 3-phase electricity, water and drainage.

Anti-Money Laundering.

An incoming tenant will be asked to provide financial information and be subject to relevant Anti Money Laundering checks.

Legal Costs.

Each party to be responsible for their own legal costs incurred as part of any transaction.

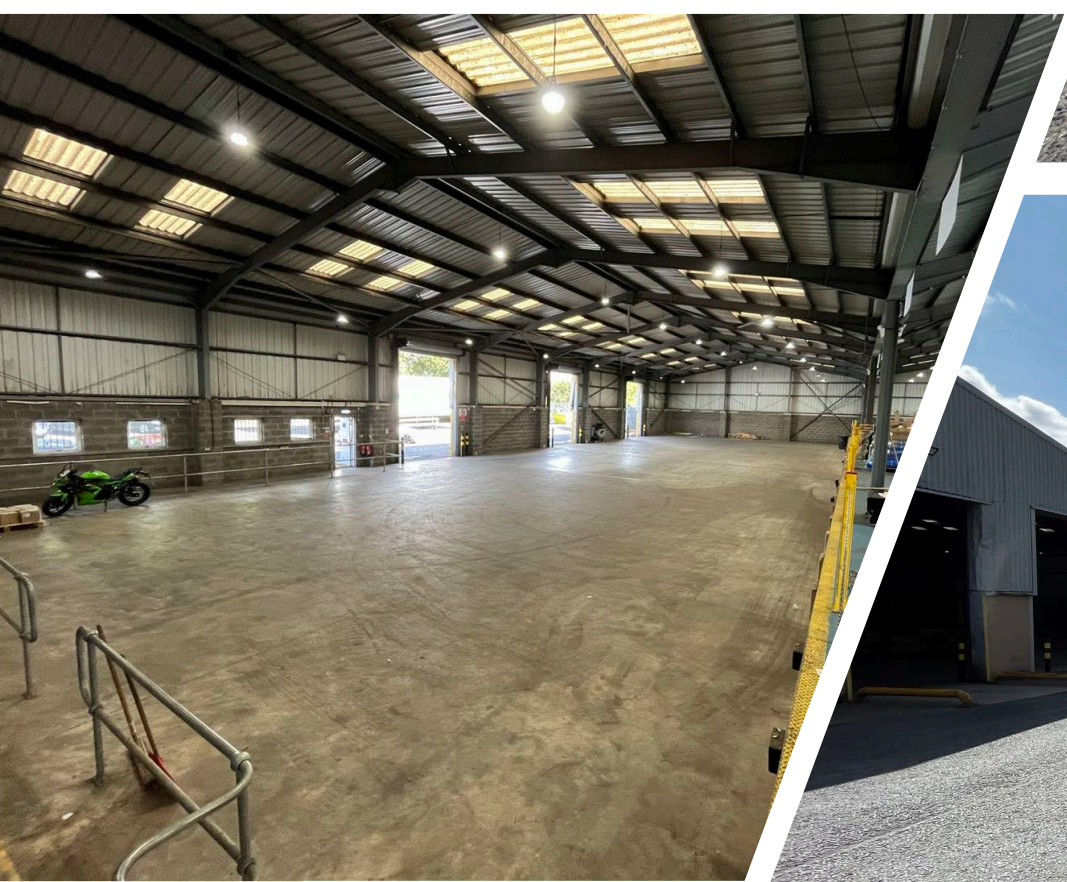


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Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank.



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Subject to Contract

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(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

(6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [Sept 2023]. Photographs and videos dated [Sept 2023].]

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