

# UNIT E LOSCOE CLOSE

Normanton Industrial Estate, Normanton, WF6 1TW



## Key Highlights

- 65,085 sq ft
- High profile position at Junction 31 of the M62
- 6 dock level loading doors
- Self-contained concrete yard for parking and loading
- Two-bay warehouse unit of steel portal frame construction
- Eaves height of approx 8.5m (apex 11.4m)
- 2 ground level loading doors
- Two storey offices plus canteen and drivers office

## Description

The property is a two-bay warehouse unit comprising of a steel portal frame construction used as a manufacturing/storage unit. Internally the premises provide 61,615 sq ft of modern warehouse space with 2 internal offices together with a canteen and drivers office.

Benefitting from a tarmac external car parking area and secure concrete surfaced yard.

## Location

Normanton Industrial Estate is situated adjacent to Wakefield Europort at Junction 31 of the M62 and is the region's pre-eminent industrial and distribution location given its proximity to the cities of Wakefield and Leeds and its central location in the UK motorway network.

The estate attracts a range of national and international occupiers including Asda, Royal Mail, DHL, Haribo, Torque Logistics, Yess Electrical, Fyffes and The Range.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	61,615	5,724.22	Available
Ground - Office	1,906	177.07	Available
1st - Office	1,564	145.30	Available
<b>Total</b>	<b>65,085</b>	<b>6,046.59</b>	

## Specification

The premises will be subject to a comprehensive refurbishment and includes the following specifications:

- Eaves height of 8.5m (apex 11.40m)
- 6 dock level loading doors
- 2 ground level loading doors
- Tarmac car parking
- Secure concrete service yards
- LED lighting to warehouse area
- Two storey offices
- Ground floor canteen and drivers office

## Viewings

All viewings are strictly by appointment with the joint agents Savills and Heaney Micklethwaite.

## Terms

The unit is available To Let on terms to be agreed.

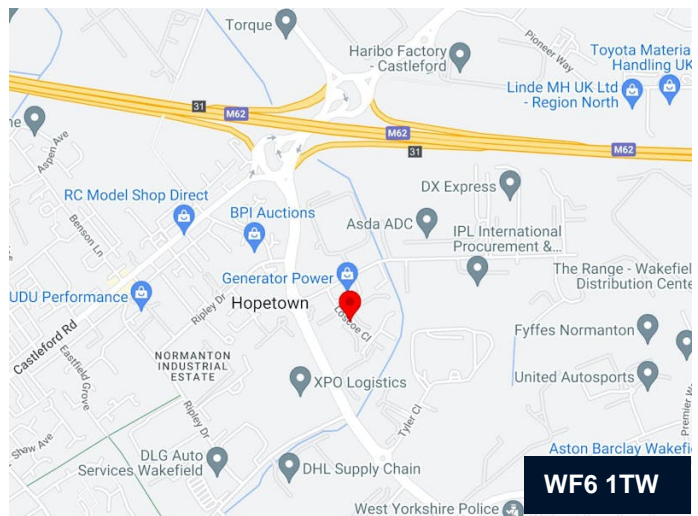
## EPC

The EPC rating is C-61.

## Rates

Prospective occupiers should satisfy themselves with regard to all rating and planning matters direct with Wakefield Council.

## Business Rates



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## Contact

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