

# NORMANTON INDUSTRIAL ESTATE

## INDUSTRIAL AND DISTRIBUTION UNIT

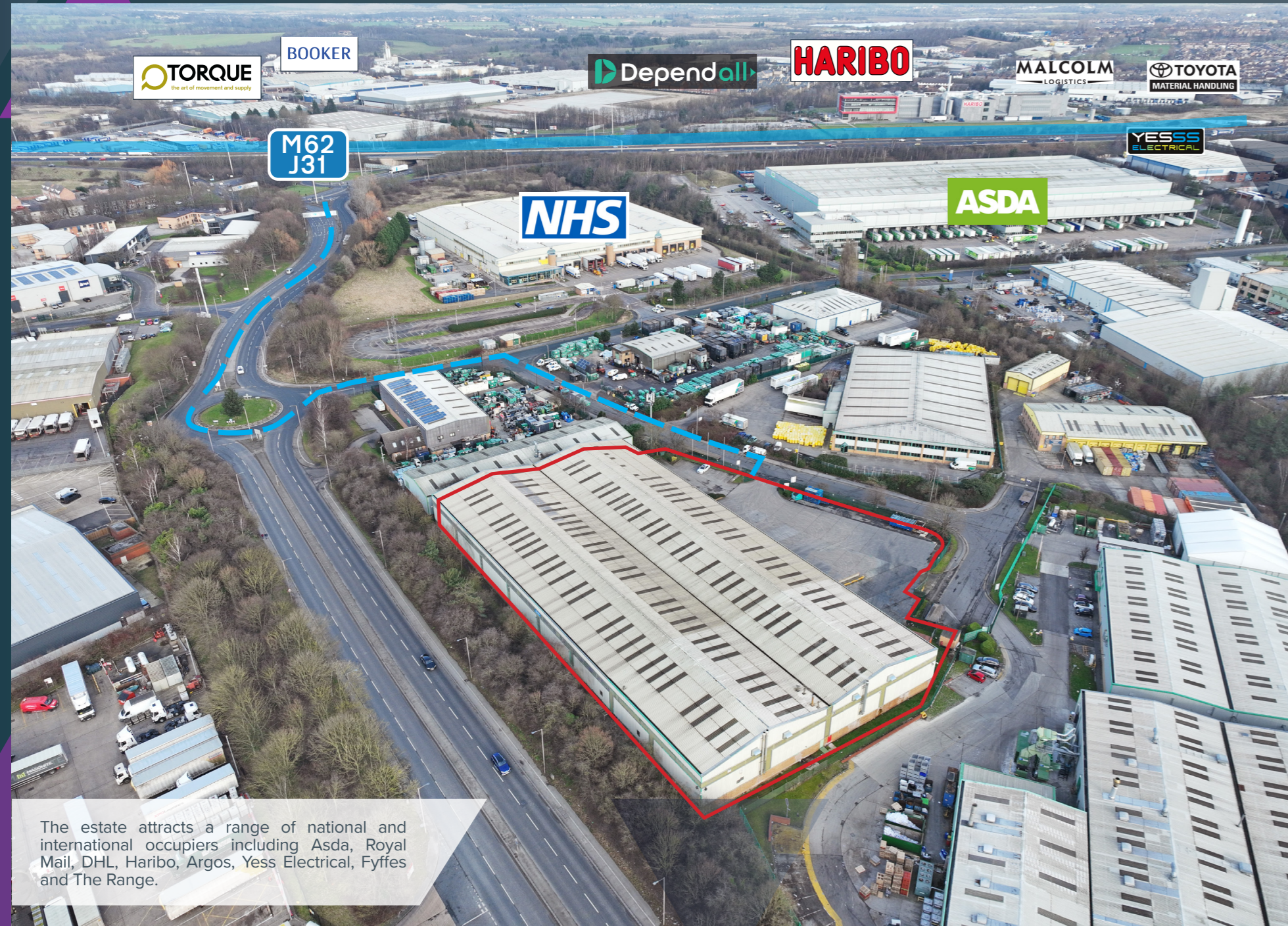
AVAILABLE TO LET

UNIT E • LOSCOE CLOSE • NORMANTON • WF6 1TW



65,085 SQ.FT. (6,046.59 SQ.M.)





# M62 CORRIDOR KEY LOCATION

UNIT E • LOSCOE CLOSE • NORMANTON • WF6 1TW

Junction 31 is approximately 10 miles south east of Leeds and is the region's pre-eminent industrial and distribution location given its proximity to the city and central location in the UK motorway network.

The M62 runs from Liverpool and Manchester in the west through to Hull in the east whilst access to the A1 and M1 provide major motorways to the north and south of the country within 5 miles to the east and west respectively.

The property is situated off Foxbridge Way on Loscoe Close and is approximately 500 metres and two turns away from Junction 31 on the M62.

Normanton Industrial Estate is well situated providing convenient access to surrounding cities including Leeds within a 20 minute drive time, 50 minutes to Sheffield, 1 hour to Manchester and 52 minutes to Hull.

The ports of Hull and Liverpool are easily accessible via the M62 and Leeds Bradford Airport is approximately 20 minutes to the north with Manchester Airport 50 minutes to the west and Teesside Airport 1.15 hours to the north.

## DRIVE TIMES\*

CITY	Miles	Travel times approx mins	
Leeds	10	17	25
Doncaster	19	38	57
Wakefield Europort	2	6	8
Sheffield	32	40	59
Hull	45	51	63
Manchester	46	53	69
Birmingham	113	120	164
London	188	185	285

PORT	Miles	Travel times approx mins	
Hull	52	67	117
Immingham	64	70	110
Grimsby	66	74	105

AIRPORT	Miles	Travel times approx mins	
Leeds Bradford	21	43	65
East Midlands	75	85	119
Manchester	65	77	110
Birmingham	115	124	184
Teesside	75	82	128

\*Approximate times

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







**GROSS INTERNAL AREAS**

	SQ FT	SQ M
WAREHOUSE:	61,615	5,724.2
GROUND FLOOR OFFICE:	1,906	1,771
FIRST FLOOR OFFICE:	1,564	1,45.3
<b>TOTAL:</b>	<b>65,085</b>	<b>6,046.6</b>



The property is a two-bay warehouse unit of steel portal frame construction with the following specification:



Eaves height of approx 8.5 m (apex 11.40m)



6 dock level loading doors



2 ground level loading doors



Secure concrete service yards



LED lighting to warehouse area



Tarmac car parking

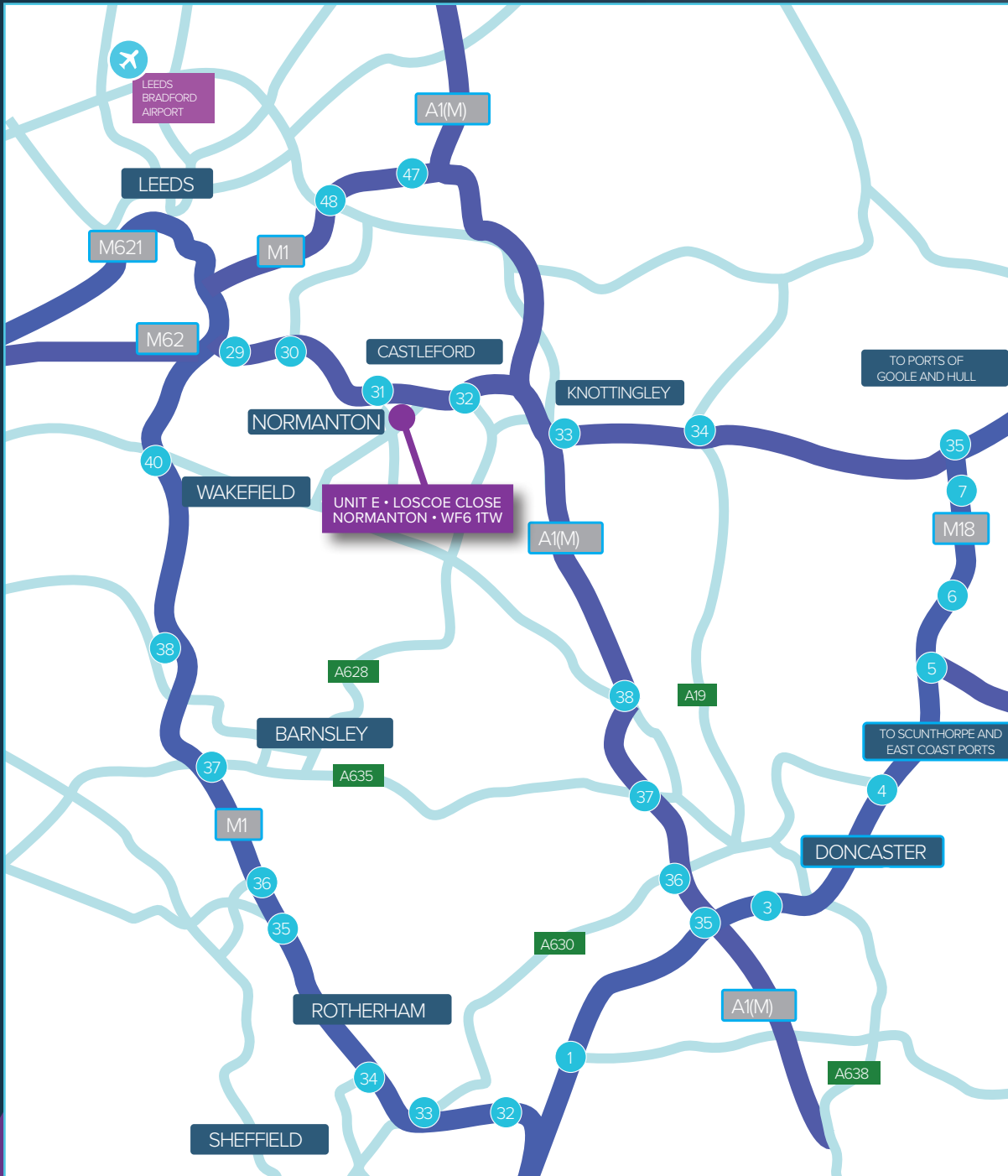


Two storey offices



Ground floor canteen & drivers office





**EPC**

The building has an EPC of C-61.

**BUSINESS RATES**

Any interested parties are advised to make their own enquiries via Wakefield Council

**TERMS**

The unit is available to Let on terms to be agreed

**VIEWINGS**

Strictly by appointment with the joint agents Savills and Heaney Micklethwaite.



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