

# Beckbridge Industrial Estate

## Normanton

Available to Let  
Warehouse

3,875 - 15,681 sq ft ( 360 - 1,456 sq m )



Secure gated 24 hour access



Three-phase power



Near Junction 31 M62



To be refurbished



On-site parking

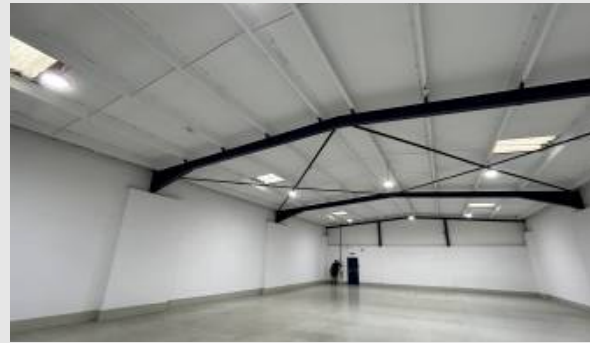


Roller shutter door



# Beckbridge Industrial Estate

Ripley Road, Normanton, WF6 1QT



## Description

Beckbridge Industrial Estate is a well established industrial estate. The spacious units benefit from steel frame, brick elevations beneath a pitched roof, 4 m eaves height, loading via a single ground level door, high-quality ancillary offices, WC facilities and connection to mains services.

Externally the premises benefit from being situated within a secure site on the popular and accessible Normanton Industrial Estate.

## Location

The unit is situated on Beckbridge Industrial Estate forming part of the highly popular Normanton Industrial Estate, which is located adjacent to Junction 31 of the M62 motorway.

Beckbridge Industrial Estate itself is accessed off Ripley Drive, which leads to Junction 31 of the M62 motorway via Pontefract Road (A655)

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

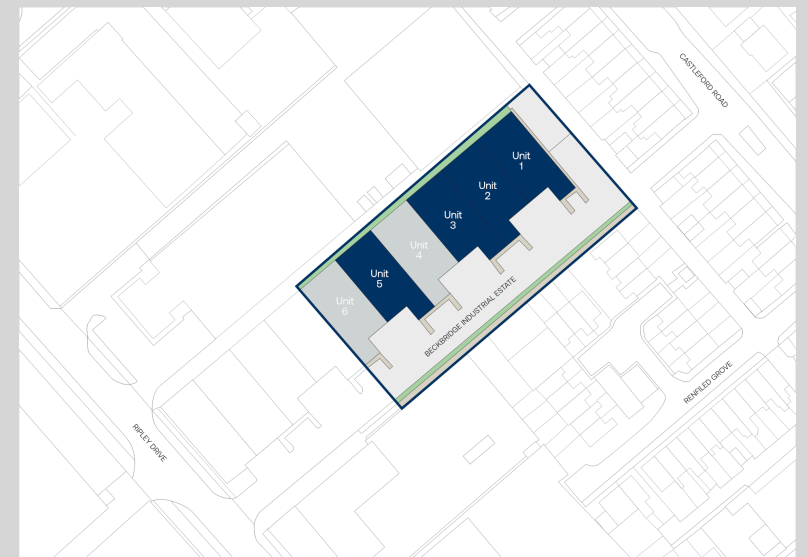
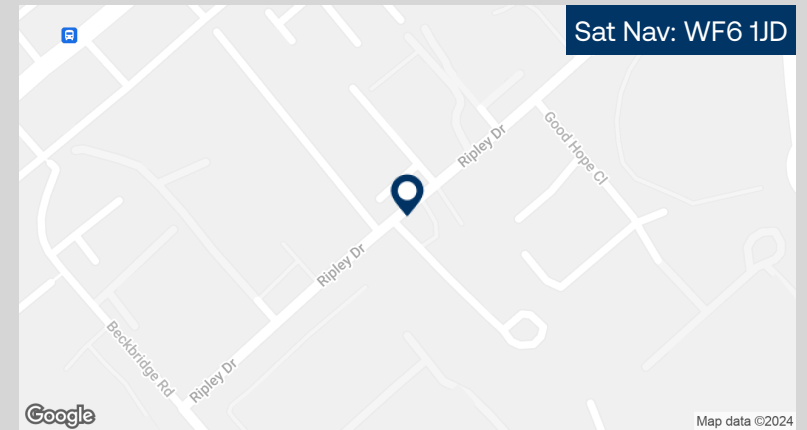
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 1	Warehouse	3,943	366	Under offer	Under offer
Unit 2	Warehouse	3,983	370	Under offer	Under offer
Unit 3	Warehouse	3,880	360	01/08/2024	£2,587.00 pcm
Unit 5	Warehouse	3,875	360	Immediately	£2,585.00 pcm
Total		15,681	1,456		

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