

# Norquest Industrial Estate

Modern Self Contained Distribution Unit  
47,084 sq ft (4,375 sq m)



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Eaves height 6.2m



5 ground level roller shutter doors



Approx yard depth from 17 m – 30 m



High bay lighting to warehouse



## Modern Self Contained Distribution Unit 47,084 sq ft (4,375 sq m)

Unit 20 comprises a single storey distribution unit, of steel portal frame construction with a four bay pitched insulated sheet roof incorporating roof lights. Loading is via x5 ground level roller shutters to the front and side elevation. The property has a ground floor office and welfare facilities. The property has a generous secure tarmac yard and parking area.



6.2m eaves



Generous Parking Provisions



Unfettered access to J27 of the M62



LED Lighting



Excellent local amenities



Established industrial location



## Siteplan



## Accommodation

Unit	Area (sq m)	Area (sq ft)
Warehouse	4,320.11	46,501
Office, WCs and Kitchen	54.18	583
<b>Total</b>	<b>4,375</b>	<b>47,084</b>

Gross Internal Areas (GIA).



Sat Nav: WF17 9LT



CITIES

Leeds 5 miles  
Bradford 10 miles



TRAIN STATIONS

Morley 3 miles  
Leeds 6.5 miles



AIRPORTS

Leeds Bradford Airport 16 miles



MOTORWAYS

M62 1 mile  
M1 3 miles



# Norquest Industrial Estate

Unit 20, Norquest Industrial Estate, Pheasant Drive, Birstall, WF17 9LT

## EPC

An EPC will be commissioned on completion of the refurbishment works.

## VAT

Applicable

## Terms

The unit is available by way of a new full repairing and insuring lease for a number of years to be agreed.

## Viewing / Further Information

## Mileway

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## Legal Costs

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

## Rateable Value

£220,000

## Location

Norquest Industrial Estate is an established distribution location, positioned off the A62 Gelderd Road, approximately 5 miles to the south west of Leeds City Centre.



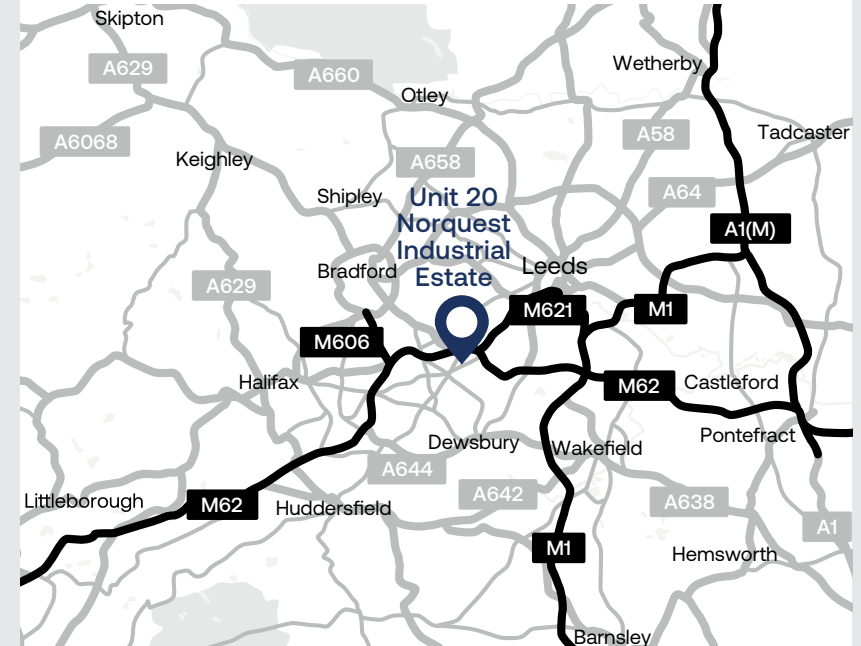
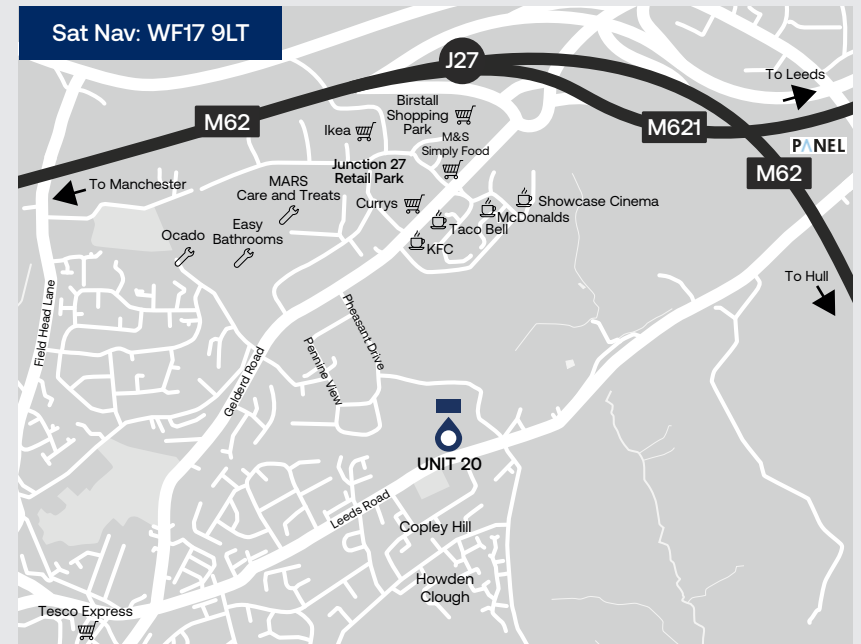
## By Rail

Morley Railway Station.  
Approx 3.0 miles  
Leeds Railway Station.  
Approx 6.5 miles



## By Road

The A62 provides direct access to Junction 27 of the M62 motorway which is within 1 mile of the estate. Junction 27 is the intersection of the M62 and M621 motorways, both of which connect to the M1 motorway.



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. February 2024.

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