PROPERTY CONSULTANTS

TO LET

Unit 5
Ripley Close Industrial Park
Normanton
West Yorkshire
WF6 1TB



Warehouse/Industrial Unit
4,768 Sq Ft (442.95 Sq M)

- Within 1 mile of Junction 31 of the M62 Motorway
- Fully secure estate
- Large shared yard with generous car parking provisions
- High quality ancillary offices
- Loading via a single electric roller shutter door





Location

Ripley Close Industrial Park is located within the well established Normanton Industrial estate which benefits from excellent access to the M62 via Junction 31 which lies within 0.5 miles.

The M1 and A1(M) Motorways are located approximately 5 miles to the west and east respectively.

Notable occupiers in the immediate vicinity include XPO, DHL, Morrison Utilities and Howdens.

Description

The unit comprises a modern terraced industrial / warehouse unit with the benefit of the following specification:

- Fully secure estate
- High quality ancillary offices
- Generous car parking provisions
- Loading via a single electric roller shutter door

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

Jonathan Jacob
0113 285 5984
jonathan@gvproperty.co.uk

Will Woodhall
0113 200 3987
will@gvproperty.co.uk

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PROPERTY CONSULTANTS

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