



Modern Semi Detached Warehouse / Industrial Premises

4,642 Sq Ft (431.24 Sq M)

- Superb access to Junction 27 of the M62 / M621 Motorway
- Large secure yard and loading area
- Loading via a single electric ground level door
- Eaves height of 6.19 metres
- Ability to install office/welfare



Location

The property is located on the established and highly popular Norquest Industrial Estate, which is strategically located approximately ½ mile from Junction 27 of the M62 / M621 Motorway and offers superb access to the national motorway network as well as Leeds, Bradford, Wakefield and Huddersfield.

Norquest Industrial Estate is accessed off Gelderd Road (A62), which leads directly to Junction 27 of the M62 / M621 Motorway.

Description

The property provides a modern detached warehouse / industrial unit, which benefits from the following specification;

- Large secure yard and loading area
- Loading via a single electric ground level door
- Eaves height of 6.19 metres
- LED warehouse lighting
- Ability to install offices/welfare

Accommodation

	Sq. m	Sq. ft
Warehouse	431.24	4,642
Total	431.24	4,642

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;

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