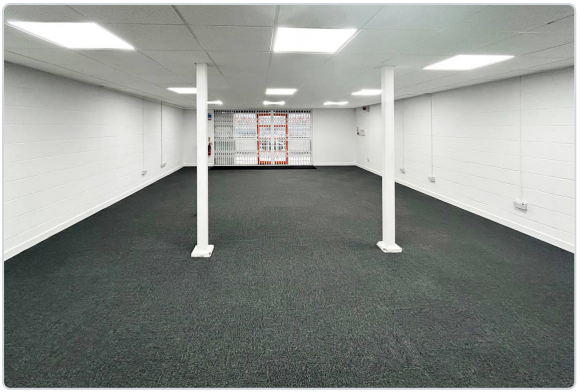
Normanton Business Park - Offices

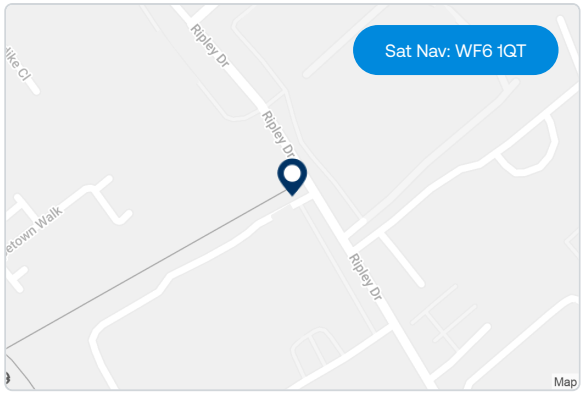
Ripley Drive Normanton WF6 1QT

Office | 940 - 1,649 ft²

- Located off J31 of the M62
- 1 mile to station
- 24-hour access
- On-site parking
- LED lighting







Description

Normanton Business Park comprises office units to the main entrance area with industrial/warehouse units at the rear.

The modern offices are currently undergoing refurbishment to bring LED lighting, neutral decoration and new kitchen/WC areas throughout. The recently refurbished office terrace has a new flat felt roof. Each office has parking demised, 24 hour access and site security.

Location

Normanton Business Park is situated on the outskirts of Normanton in West Yorkshire. The property is located 1 mile from junction 31 of the M62 giving excellent access to both Leeds and Hull. There are regional and inter city rail facilities in Wakefield and bus routes nearby.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rents may be reviewed and adjusted on renewal. Full terms and conditions available on request.

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

Book a viewing

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Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Office 3	Office	940	Under offer	822	608	C
Office 8	Office	1,020	02/11/2026	893	659	B
Office 9	Office	1,182	Under offer	1,034	764	D
Office 10	Office	1,649	Immediately	1,442	1,065	C
Total		4,791				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rents may be reviewed and adjusted on renewal. Full terms and conditions available on request.

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