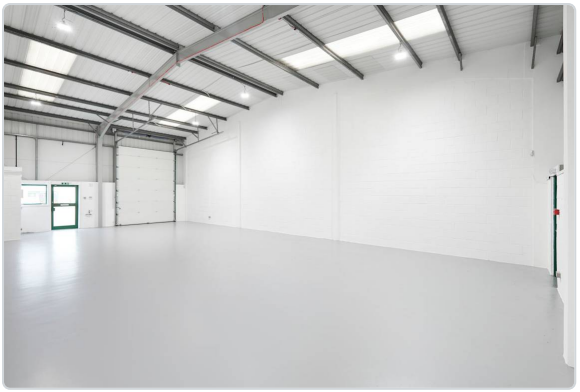
Green Lane Network Centre

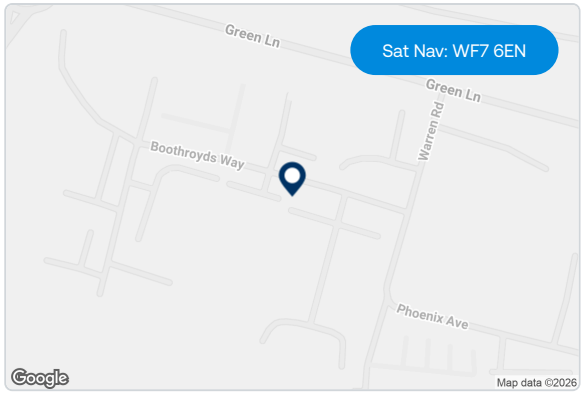
Green Lane (NS) Normanton WF7 6EN

Warehouse | 1,581 ft²

- Secure site with 24-hour access
- Access to M62 J31
- Modern specification and build
- Roller shutter doors
- Three-phase power
- 2x EV charging points







Description

Unit 8 is a modern workshop offering three-phase power, W/C facilities, and benefits from a roller shutter door as well as a personnel door. The estate includes a large yard with ample parking, two EV charging points, and is fully secured with fencing, gated with 24-hour access.

The landlord may consider alternative uses, subject to a successful change of use planning application at the tenant's cost.

Location

Green Lane Networkcentre is located on Green Lane Industrial Park, close to Featherstone town centre, and with easy access to the M62 at Junction 31 via the A655/B6134 approximately 2.5 miles to the northwest. Wakefield town centre lies circa 5 miles to the west with access via Doncaster Road to the south of the estate, and Castleford approximately 3 miles to the north.

Further information

EPC
Unit 8: C,

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

Mileway

Charles Chilufya
yorkshire@mileway.com
0113 8683776

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.



Accommodation:

Prices valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 8	Warehouse	1,581	Immediately	1,700	1,186	C
Total		1,581				

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.

Mileway