



UNIT TO LET

HIGH QUALITY • BRAND NEW



UNIT 2
20,000 ft²

Industrial park in a prime location - Unit 2, Premier Way South, Normanton WF6 1GS

Exceptional road connections just off Junction 31 of the M62.

- 4 x ground level loading doors
- 7m clear internal height
- 22kWp solar pannels fitted
- EV charge points
- Large private yard
- 150kVa power supply
- Energy efficient construction
- Office fit out to occupier specification

UNIT 2 TO LET

Unit 2, Premier Way South, Normanton (20,000 ft²)



The unit benefits from a haunch height of approximately 7m and 4 sectional ground level loading doors. as well as connection to all mains services. The unit is situated within a secure shared yard and parking area.

SITE AND LOCATION

Unit 2, Premier Way South, Normanton WF6 1GS

The unit benefits from being in a prime industrial location, just off J31 M62 and is directly accessed via Pontefract Road/Loscoe Lane and Havertop Lane.

The property is within close proximity to both Wakefield Europort and Normanton Industrial Estate.

CONTACT US

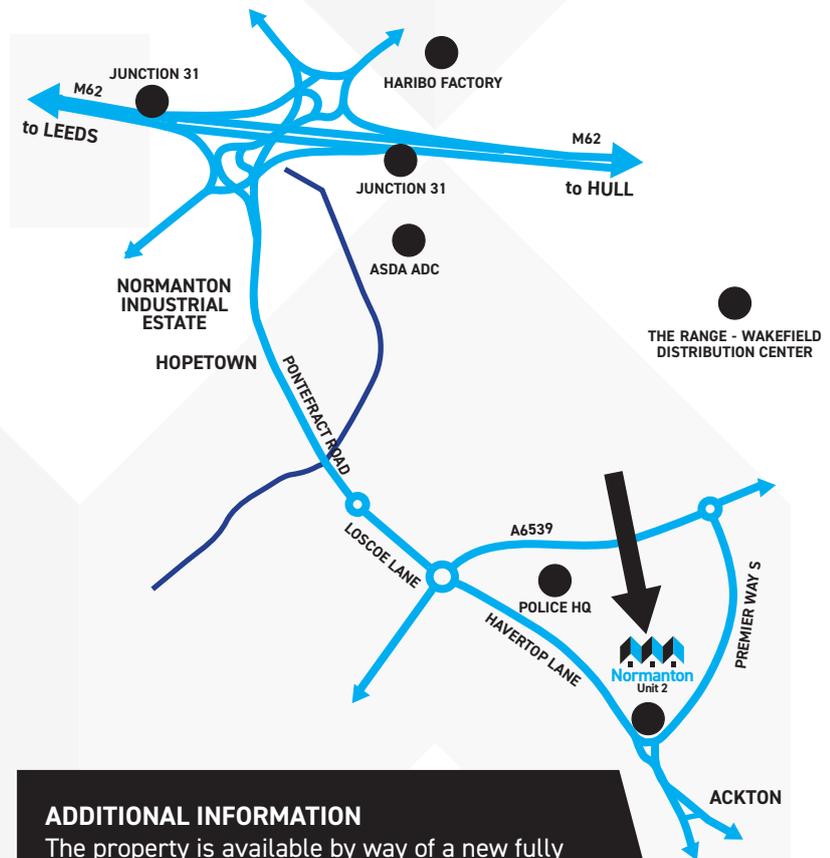
For more information on the property or to arrange a viewing, please contact either of the joint agents below:



Max Vause:
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Josh Holmes:
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Iain McPhail:
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ADDITIONAL INFORMATION

The property is available by way of a new fully repairing and insuring lease on terms to be agreed.

Rent upon application.

All figures are quoted exclusive of VAT. VAT will be charged in addition to rental.

We understand VAT will be chargeable.

The ingoing tenant will be responsible for both parties' legal costs incurred in lease preparation.

Viewing is strictly by appointment.

Reference: 2122 / Subject to Contract

MISREPRESENTATION ACT 1967 - CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Carter Towler and Frank Knight for themselves and for the vendor(s) or lessor(s) of the property whose agents they are gives notice that these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact. Any intending purchaser(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give, and neither Carter Towler and Frank Knight nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. None of the building's services or service installations have been tested and are not warranted to be in working order.

PROPERTY MISDESCRIPTIONS ACT 1991

Whilst every reasonable effort has been made by Carter Towler and Frank Knight to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify, by independent inspection or enquiry, all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT, unless expressly stated to be otherwise.