

MODERN WAREHOUSE / INDUSTRIAL UNITS
FROM 5,905 - 12,934 SQ FT (548 SQ M - 1,201 SQ M)

To be refurbished

TO LET
UNITS 4&5
ASTORIA
COURT

Tom Dando Close, Normanton Industrial Estate, Wakefield - Junction 31, M62



- Excellent access to the regions motorway network via Jct 31 M62
- Eaves heights up to 7.89 metres
- Modern warehouse units with integral offices
- Fully secure and gated estate

ASTORIA COURT

Tom Dando Close, Normanton Industrial Estate, Wakefield

LOCATION

Astoria Court is located on Tom Dando Close within the well established Normanton Industrial Estate in West Yorkshire. The estate benefits from excellent access to Junction 31 of the M62 and is within easy distance of Castleford, Wakefield and South Leeds.

DESCRIPTION

The estate consists of a parade of four recently refurbished warehouse units and a single detached property of modern steel portal frame construction. The specification includes:

Units 1-4

- 7.89m eaves height
- Modern office accommodation
- Kitchenette and WC Facilities
- 3 phase electricity
- Solid concrete floor
- High bay lighting to warehouse
- Single ground level loading door

Unit 5

- Detached warehouse
- Two storey office accommodation
- Kitchenette and WC facilities
- 3 phase electricity
- Solid concrete floor
- High bay lighting to warehouse
- 7.76 metre eaves height
- Single ground level loading door

Externally the properties benefit from a large secure shared concrete service yard and car parking area.

ACCOMMODATION

Unit 1 - Let

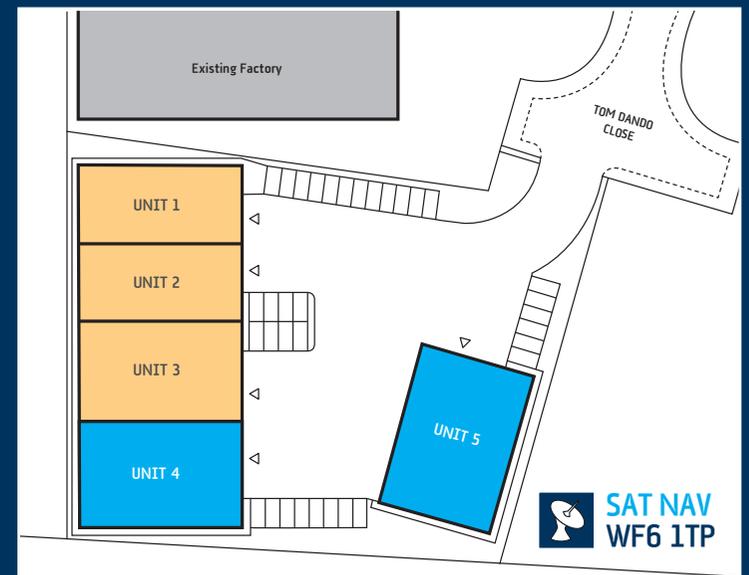
Unit 2 - Let

Unit 3 - Let

Unit 4	SQ FT	SQ M
Warehouse	4,491	417.21
Ground Floor Office & Facilities	707	65.68
First Floor Office & Facilities	707	65.68
TOTAL	5,905	548.49

Unit 5	SQ FT	SQ M
Warehouse	6,275	583
Ground Floor Office & Facilities	377	35
First Floor Office & Facilities	377	35
TOTAL	7,029	653

The units can be let individually or combined.



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RATEABLE VALUE

Unit 4 - £36,500

Unit 5 - £42,750

EPC

The units will be assessed on completion of the refurbishment works.

SERVICES

We understand that all mains services are available including electricity, gas, water and drainage.

TENURE

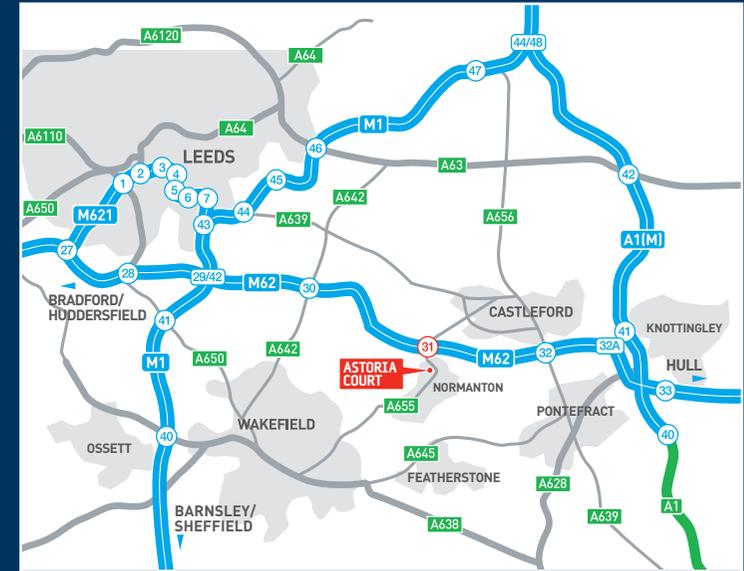
The properties are available on new full repairing and insuring lease terms directly from the landlord. For further information on rents, please contact the joint letting agents.

LEGAL COSTS

Each party will bear their own costs incurred relating to this transaction.

VIEWING

Strictly by appointment only, please contact the joint letting agents.



For further information or an appointment to view please contact the joint agents:

KNIGHT FRANK Iain McPhail E: iain.mcphail@knightfrank.com **Tom Goode** E: tom.goode@knightfrank.com

CARTER TOWLER Josh Holmes E: joshholmes@cartertowler.co.uk **Max Vause** E: maxvause@cartertowler.co.uk

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