

TO LET

High Specification Modern Warehouse Unit

Unit 2 Norquest Industrial Estate, Pheasant Drive, Birstall, WF17 9LT

Approx GIA 33,023 sq ft (3,068 sq m)



MANCHESTER
←

IKEA

M62

JUNCTION 27
RETAIL PARK

M621
LEEDS

M62

HULL
→

JCN27

A62

A62



Indicative Boundary



Description

The property was built in 2022 to a high specification, and comprises a 2 bay steel portal frame warehouse, with office and welfare facilities at first floor level. It benefits from:



Eaves height 11m



LED lighting throughout



3 Ground level access doors



Large secure yard, with electronic sliding gate



Separate car park with 36 spaces including 4 EV charging points

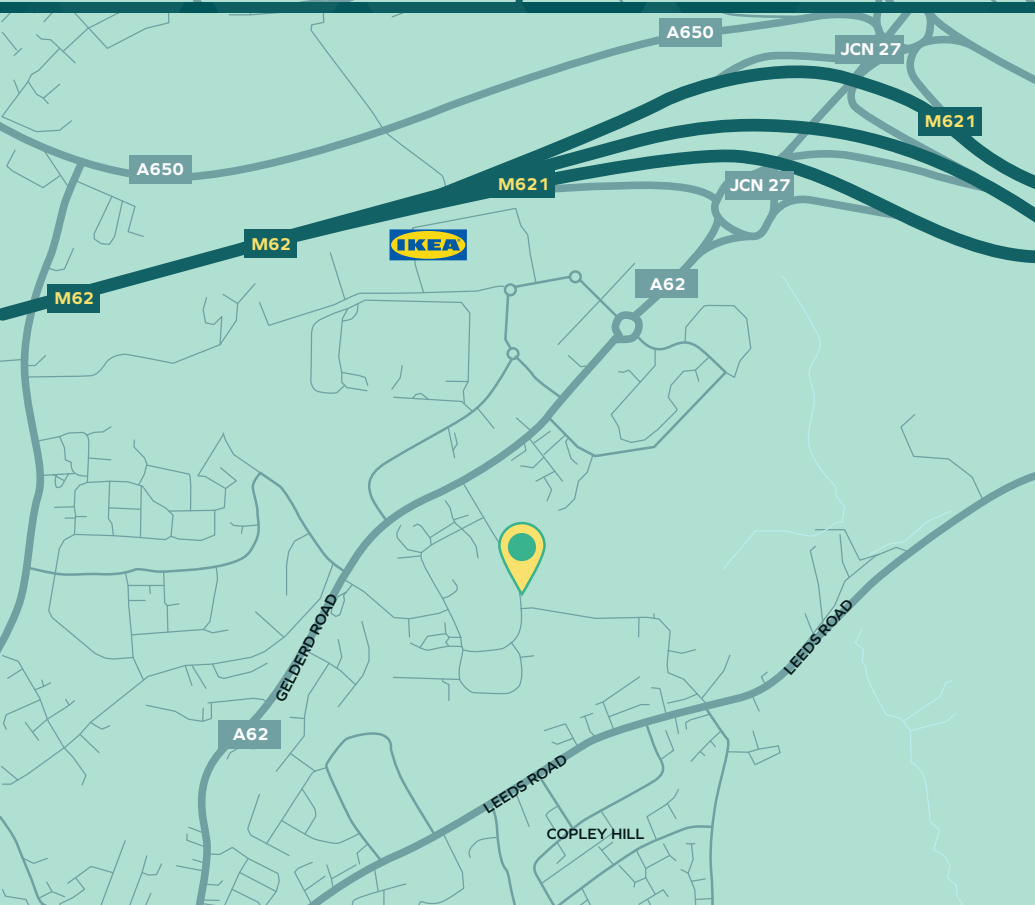


A 5 tonne crane in 1 bay (can be removed or left)

Accommodation

We have measured the unit to have the following approximate gross internal areas:

	SQF	SQM
Ground Floor Warehouse/Lobby	29,062	2,700
First Floor Office/Welfare	2,527	234.7
Mezzanine	1,434	133.3
Total	33,023	3,068



Planning

We understand planning consent was granted for B1c, B2 and B8 uses, with no hours of use or noise restrictions. Interested parties should satisfy themselves in this regard.

EPC

Listed under WF17 9LR. Expires 19/10/2032 Rating - A19.

Business Rates

Rateable Value £192,000

Terms

The property is held by way of an existing lease, with the following key terms:

- Term of 10 years from February 2023, expiring February 2033.
- Passing rent of £272,425pa, equating to only £8.25psf. Rent Review in February 2028.
- Tenants Option to Break at the end of the 5th year.
- The property is available by way of an assignment or sublease. Alternatively, subject to terms, covenant etc, the landlord may consider the granting of a new lease, with a surrender of this existing lease.

Subject to Contract

Contact info

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