



To Let

To Let - Modern Industrial Unit

- Situated on an established industrial estate
- Eaves height of 6.5m
- Modern internal office accommodation
- 3 phase power and gas supply
- 5.0 x 4.0m roller shutter service door

Unit 1, Corinium Court

Premier Way, Normanton, WF6 1FS

5,202 sq ft

483.28 sq m

Reference: #199580

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Summary

Available Size	5,202 sq ft / 483.28 sq m
Rent	Rent on Application
Rateable Value	£41,500
EPC	C (57)

Description

The subject property forms part of a terrace of industrial units providing modern industrial / trade counter accommodation in a prominent location of Premier Way.

The unit benefits from the following specification:

- Steel portal frame construction
- 6.5m eaves height
- Option of high quality office accommodation
- 3 phase power and gas supply
- Electrically operated, 5x4m roller shutter door
- EV charging point

Location

Wakefield is the leading distribution location serving the North of England, strategically located 10 miles south of Leeds and 38 miles east of Manchester.

Corinium Court is accessed off Premier Way which in turn provides access to Junction 31 of the M62 via the A655 and A6539 approximately 1.3 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	3,714	345.04	Available
Ground - Offices	1,488	138.24	Available
Total	5,202	483.28	

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