



1 Tom Dando Close

Normanton Industrial Estate, Normanton, WF6 1TP

Modern Industrial Unit

21,382 sq ft
(1,986.45 sq m)

- Large yard and parking area
- Loading door



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Summary

Available Size	21,382 sq ft
Rates Payable	£82,140 per annum
Rateable Value	£148,000
VAT	All figures quoted are exclusive of VAT
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction
EPC Rating	C (70)

Description

Unit 1 stands within its own secure compound and is a modern unit of steel frame construction with the benefit of:-

- Attractive two storey office accommodation;
- Heating and lighting to factory / warehouse areas;
- Clear working height of 6m to underside of haunch;
- Loading door;
- Craneage (can be removed);
- Useful external storage areas;
- Large yard and parking area.

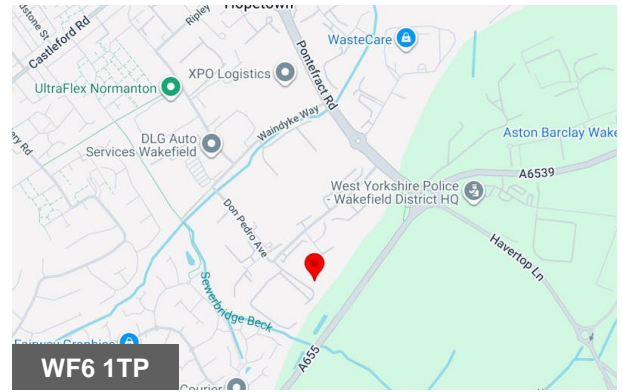
Location

The unit is situated at the heart of the Normanton Industrial Estate adjacent to J31 of the M62, midway between the Leeds and Wakefield conurbations, and midway between the intersection of the M62 and M1 and M62 and A1.

The unit is at the centre of the region, in one of the most attractive industrial / distribution locations in the North.

Terms

The property is available to let for a term to be agreed. Rent on application.



Viewing & Further Information

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