



Unit 3 Valencia Court

Normanton, WF6 1ZD

HIGH QUALITY LIGHT INDUSTRIAL WAREHOUSE / TRADE COUNTER UNIT

1,625 sq ft
(150.97 sq m)

- Prime Motorway Location
- Secure Gated Yard
- Good On-Site Parking Provision
- Roller Shutter Door Access
- 6m Minimum Eaves Height
- Energy Efficient Building



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Summary

| | |
|----------------|--|
| Available Size | 1,625 sq ft |
| Rent | Rent on application |
| Rates Payable | £4.44 per sq ft The rating assessment is below the upper small business rates relief threshold and thus nominal rates payable |
| Rateable Value | £13,000 |
| Service Charge | Internal repairing plus fixed service charge at 10% of rent |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (54) |

Description

The property comprises a high quality modern light industrial unit with ancillary office suitable for a range of uses including light industrial, trade counter, warehousing and distribution.

The unit benefits from the following specification:

- Double skin insulated cladding with excellent U value.
- Good quality internal office with LED lighting and suspended ceiling.
- All mains services available including mains gas, mains water, mains drainage and 3 phase electricity.

Location

Valencia Court is located within approximately 200 yards of Junction 31 of the M62 making the units ideally located to serve the trans-Pennine corridor and the national motorway network. The development fronts on to Pontefract Road. The site is highly visible from Castleford Road, a main arterial route providing access to Normanton and Castleford. Normanton Town Centre is located approximately 1 mile to the south west.

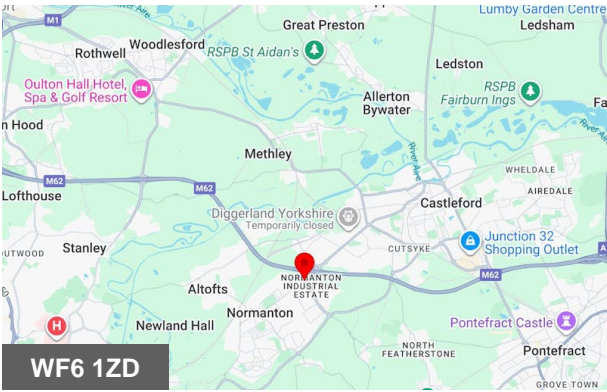
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|-----------------------------|-------|--------|--------------|
| Unit - GF Warehouse/ Office | 1,400 | 130.06 | Available |
| 1st - Accommodation | 225 | 20.90 | Available |
| Total | 1,625 | 150.96 | |

Terms

Unit 3 Valencia Court is available to let on a new flexible lease on competitive 'easy in, easy out' terms. Further information available on request.



Viewing & Further Information



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