



## 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



# Unit 3 Valencia Court, Normanton, WF6 1ZD

## 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.

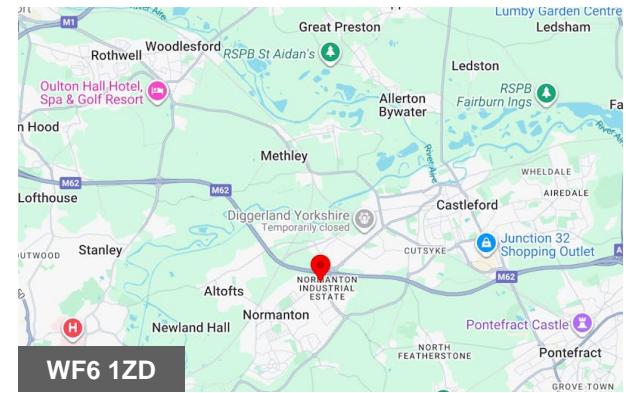
## Accommodation

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
<b>Total</b>	<b>1,625</b>	<b>150.96</b>	

## 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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