



Unit 2 Astoria Court

Tom Dando Close, Normanton, WF6 1TP

MODERN WAREHOUSE/ INDUSTRIAL UNIT TO LET

3,920 sq ft
(364.18 sq m)

- Fully secure and gated access
- Modern warehouse unit with integral offices
- Excellent access to the regions motorway network via Jct 31 M62
- Eaves heights up to 7.89 metres



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Summary

Available Size	3,920 sq ft
Rent	£10.75 per sq ft
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

Location

Astoria Court is located on Tom Dando Close within the well established Normanton Industrial Estate in West Yorkshire. The estate benefits from excellent access to Junction 31 of the M62 and is within easy distance of Castleford, Wakefield and South Leeds.

Description

Unit 2 Astoria Court comprises of a refurbished warehouse of modern steel portal frame construction.

The specification includes:

- 7.89m eaves height
- Modern office accommodation
- Kitchenette and WC Facilities
- 3 phase electricity
- Solid concrete floor
- High bay lighting to warehouse
- Single ground level loading door

Externally the unit benefits from a large secure shared concrete service yard and car parking area.

Accommodation

The accommodation comprises the following areas:

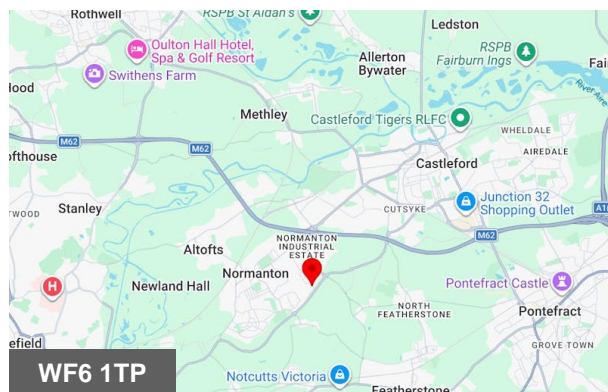
Name	sq ft	sq m	Availability
Unit - Warehouse	3,592	333.71	Available
Unit - GF Office/ Facilities	328	30.47	Available
Total	3,920	364.18	

Terms

The unit is available on new full repairing and insuring lease terms directly from the landlord. For further information on rents, please contact the joint letting agents.

Viewings

Strictly by appointment only. Please contact the letting agent.



Viewing & Further Information



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