

Preliminary Details

Andrew Miller

Chartered Surveyors

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TO LET

Following Refurbishment

**108,518 sq ft – 10,081.6 sq m
Distribution Warehouse**



Don Pedro Avenue Normanton WF6 1TD

less than 1 mile from M62 J31

LOCATION

The warehouse is situated just off the A655 less than 1 mile south of the M62 Junction 31 - Normanton/Europort and is within one of the area's most sought after distribution and manufacturing locations. The M1/M62 & A1M/M62 intersections are both 5 miles from Junction 31.

Barnsley, Bradford, Doncaster, Halifax, Harrogate, Huddersfield, Leeds, Rotherham, Sheffield, Wakefield & York are all within a 25 mile radius of the site. Manchester, Hull, Immingham, Lincoln and Nottingham are within a 50 mile radius. Wakefield Railway Station is approximately 6 miles.

DESCRIPTION

The warehouse has three portal bays with offices to the rear as well as extensive car parking and yard areas. There is also a large grassed area to the front that could be used as additional yard or building expansion, subject to necessary consents.

The warehouse has a front loading area with 12 covered dock loading bays and a fully enclosed rear loading/dispatch area with drive-through surface doors to each side.

The offices and staff facilities are housed within an attached two storey building to the rear of the warehouse.

The building has an Energy Performance Assessment Rating of D 94. A copy of the EPC is available on request.

BUILDING FEATURES

- * Main Warehouse Area – 87,722 sq ft (8,149.6 sq m) approx
- * Loading/Dispatch Area – 10,572 sq ft (982.2 sq m) approx
- * Offices - split over 2 floors – 10,224 sq ft (949.8 sq m) approx
- * 28'6" ft (8.7m) eaves height
- * 12 Raised Loading Doors
- * 3 Surface Loading Doors
- * Offices and Staff facilities
- * Extensive Parking and Yards Areas
- * Mains Water, Drainage, Gas and Electricity

REFURBISHMENT

A programme of refurbishment commences on 1st August 2016 and will include the complete re-roof of the warehouse, loading areas and offices. Re-cladding of the rear loading area. Strip-out of the office areas to leave as shell finish. New exterior windows, doors and entrance canopy to the offices.

It is anticipated that the works will be completed by the end of November 2016.

RATEABLE VALUE

The Valuation Office web site lists the rateable value for the whole property as £420,000 in the 2010 Valuation List.

TERMS

A flexible attitude will be adopted towards lease length and a competitive rental of £5.30 per sq ft is being quoted, plus vat, insurance and service charge.

Further details and floor plans are available on request from the sole letting agent.

Email: andrew@warehousing-uk.com

Printed: July 2016

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