

Property Particulars

UNIT 6 VALENCIA COURT JUNCTION 31 M62, NORMANTON, WF6 1ZD



HIGH QUALITY LIGHT INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNIT

- Direct access to M62
- 'Easy in, easy out' flexible terms available

Misrepresentation Act, please see over

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 (accessed from Ripley Drive). 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.

Postal address: Unit 6 Valencia Court, Pontefract Road, Ripley Drive, Normanton WF6 1ZD

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.

SPECIFICATION

- Modern steel portal frame construction.
- Double skin insulated cladding with excellent U value.
- Good quality internal office with LED lighting and suspended ceiling.
- 6m minimum eaves height to warehouse.
- Energy efficient lighting.
- Full height insulated electrically operated sectional overhead loading door to warehouse.
- All mains services available including mains gas, mains water, mains drainage and 3 phase electricity.
- Extensive fenced and gated secure concrete yard / car parking areas.
- Attractive landscaped areas.

RATES

Current Rating Assessment Rateable Value: £16,750 by reference to VOA website. Indicating rates payable of approximately £600 pcm.



Estate photo

SIZE (APPROX.)

Unit 6 1,800 sq ft approx. (167.2 sqm)

ENERGY PERFORMANCE (EPC)

'Green' C (Very Good) EPC rating – further information and certificate available from the agent.

TERMS

Available to let on a new flexible lease on competitive 'easy in, easy out' terms.

Enquiries welcome.

Further information available on request.

VIEWING & FURTHER INFORMATION

ROBERT AUSTIN & CO. CHARTERED SURVEYORS

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Disclaimer: Partners of Robert Austin & Co. have a financial interest in this property and for professional purposes declare that interest.

WEB

Further information is available at: -

valencia-court.co.uk



Estate Photo

