

**normanton** **108** JUNCTION 31 M62

**To Let - Fully Refurbished**



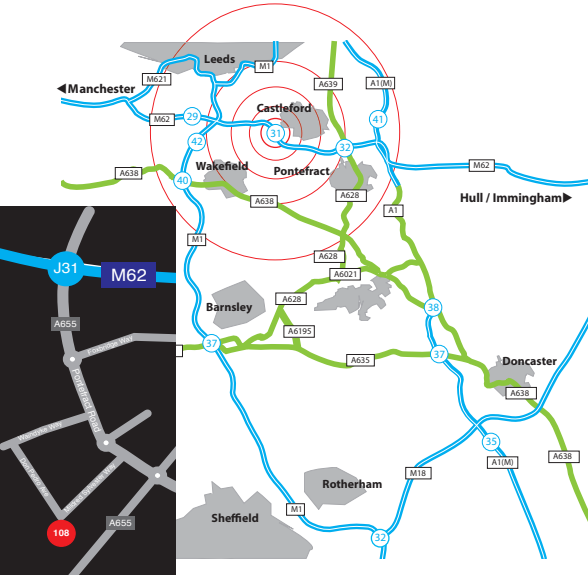
108,518 sq ft (10,081.6 sq m) Distribution Warehouse

Don Pedro Avenue, Normanton, **WF6 1TD**

less than 1 mile from Junction 31 of M62

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

• DESCRIPTION

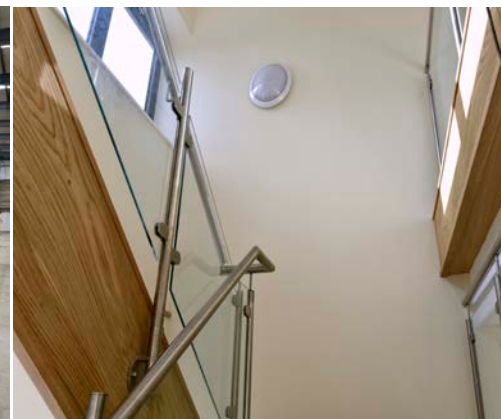
The warehouse has three portal bays with offices to the rear as well as extensive car parking and yard areas. There is a large grassed area to the front that could be used as additional yard or building expansion, subject to necessary consents.

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

2,500 sq ft approx of offices and staff facilities have been refurbished within the attached two storey building to the rear.

• ENERGY

The building has an Energy Performance Assessment Rating of D 94. Copy on request. The EPC rating is to be reassessed following refurbishment.



• 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 Dock loading doors
- 3 Surface loading doors
- Offices and staff facilities
- Extensive parking and yards areas
- Mains water, drainage, gas and electricity
- 7.2 Acre Site
- REFURBISHMENT

A programme of refurbishment has completed and includes the complete re-roof of the warehouse, loading area and offices.

- Re-cladding of all elevations.
- Strip-out of offices and fit-out
- New exterior windows and doors
- New entrance canopy to the offices
- New high speed roller shutter doors

• RATEABLE VALUE

The Valuation Office web site lists the rateable value for the whole property as £395,000 in the 2017 Valuation List.

• TERMS

A flexible attitude will be adopted towards lease length and a competitive rental is being quoted, plus vat, insurance and service charge.

• DETAILS

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

Email: [andrew@warehousing-uk.com](mailto:andrew@warehousing-uk.com)

Conditions Under Which Particulars Are Issued.

Andrew C Miller Limited t/a Andrew Miller Chartered Surveyors – for themselves and for their vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for guidance of the intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Andrew C Miller Limited or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Andrew C Miller Limited, has any authority to make or give representations or warranty whatsoever in relation to the property.
- all rentals and prices are quoted exclusive of VAT.
- Andrew C Miller Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

A Development by



Joint Letting Agent

**Andrew Miller**  
Chartered Surveyors  
[warehousing-uk.com](http://warehousing-uk.com)

**0114 236 2340**