

# TO LET

Following Refurbishment

**Andrew Miller**

Chartered Surveyors

**0114 236 2340**

[CommercialPropertySurveyors.com](http://CommercialPropertySurveyors.com)

**Unit 2 Atlas Park  
Ripley Drive  
Normanton Industrial Estate  
WF6 1TB**

**24,584 sq ft**

Awaiting Photograph

**DISTRIBUTION WAREHOUSE & OFFICES  
SURFACE LOADING DOORS  
SECURE YARD & PARKING**

## LOCATION

The property is located on Normanton Industrial Estate approximately 1 mile from Junction 31 of the M62. The M1 Motorway is around 6 miles to the west and the A1M is around 4.5 miles to the east.

The Normanton Industrial Estate is one of West Yorkshires prime warehouse and distribution areas, with direct rail access via Wakefield Europort. The deep water ports Hull & Goole are 24 miles and 49 miles respectively.

Occupiers in the area include Muller Foods, Haribo, ASDA, Bibby, Warburtons and Tereos UK.

## DEMOGRAPHICS

Over 1.2 million people are employed within a 20 mile radius of Junction 31 of the M62. Around 67,000 of these people are employed in the areas 5,360 logistics and distribution firms.

## REFURBISHMENT WORKS

The property is being refurbished to include re-sheeting of front elevation, upgrading of main entrance and reception areas, and general improvements internally and externally. Additional works will be considered to suit an occupier's requirements.

## DESCRIPTION

The property has the following approximate floor areas: -

<b>Warehouse Area 1</b>	<b>6,071 sq ft</b>
<b>Warehouse Area 2</b>	<b>15,630 sq ft</b>
<b>Office, store &amp; canteen</b>	<b>1,262 sq ft</b>
<b>Main Offices</b>	<b>1,621 sq ft</b>

The warehouse areas have 2 ground level doors leading onto a good sized private yard area. The site has full palisade fencing, security gates and fully monitored CCTV.

**EPC Rating is C68**

## RATEABLE VALUE

The rateable value for the property will either be apportioned or separately rated.

## TERMS

**The unit is available to let on a new lease on terms to be agreed.**

## LEGAL COSTS

**Each party will be responsible for their own legal costs incurred in connection with the completion of the transaction.**

## VIEWING

By appointment with the letting agent – Andrew Miller Chartered Surveyors

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