TO LET
MODERN INDUSTRIAL UNIT

bht
brackenridge hanson tate

1 TOM DANDO CLOSE, NORMANTON, WF6 1TP

- 21,382 sq.ft. (1,986 sq.m)
- Situated on Normanton Industrial Estate
- Two storey office accommodation
- Secure compound
- Craneage
- Large yard and parking

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

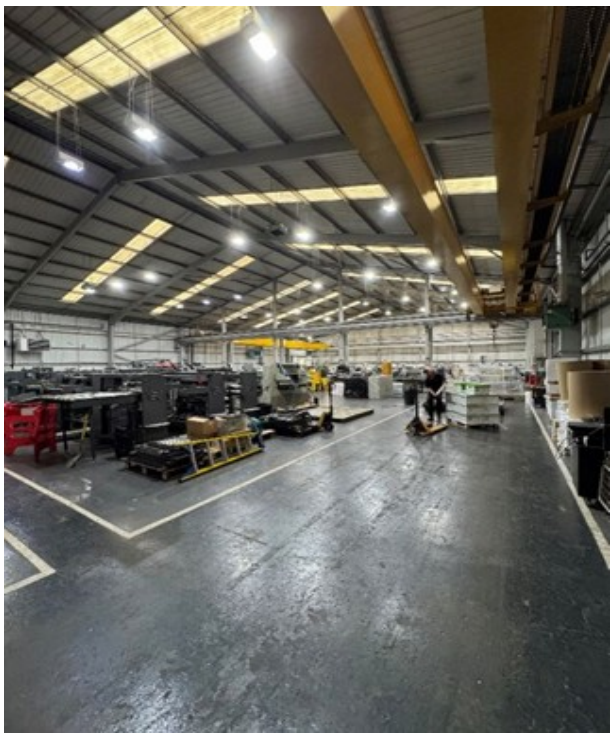
The unit is located at the heart of the Normanton Industrial Estate adjacent to Junction 31 of the M62, midway between the Leeds and Wakefield conurbations, and midway between the intersection of the M61 and M1 and M62 and A1.

The unit is at the centre of the region in one of the most attractive industrial/distribution locations in the North.

DESCRIPTION

Unit 1 stands within its own secure compound and is a modern unit of steel portal frame construction with the benefit of:-

- Attractive two storey office accommodation
- Heating and lighting to factory/warehouse areas
- Clear working height of 6m to underside of haunch
- Loading door
- Craneage (can be removed)
- Useful external storage areas
- Large yard and parking area



ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

Description	sq.m.	sq.ft.
Ground Floor Offices	201.2	2,166
First Floor Offices	201.2	2,166
Warehouse/Factory	1,584	17,050
Total	**1,985**	**21,382**

TERMS

The property is available to let by way of a full repairing and insuring lease for a period of years to be agreed.

RENT

Quoting **£195,000 per annum exclusive**.

PLANNING

We understand the property has planning consent for B1, B2 and B8 use.

RATES

We understand the property has a Rateable Value of £148,000. Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 70C. A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
Aug-26

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers/lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor/lessor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Director or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser/lessee, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.