



Warehouse / Industrial Premises

4,612 - 18,612 Sq Ft (428.45 - 1,729.05 Sq M)

- Superb access to Junction 27 of the M62 & M621 Motorways
- Eaves height of 6 metres
- Good sized secure yard and loading area
- Loading via up to 3 ground level doors



Location

The property is located on the well established Norquest Industrial Estate, which is strategically located approximately ½ a mile from Junction 27 of the M62 / M621 Motorway and offers superb access to the national motorway network as well as Leeds, Bradford, Wakefield and Huddersfield.

Norquest Industrial Estate is accessed off Gelderd Road (A62), which leads directly to Junction 27 of the M62 / M621 Motorway.

Description

The property provides a warehouse / industrial facility with the following specification;

- Eaves height of 6 metres
- Good sized secure yard and loading area
- Loading via up to 3 ground level doors

Accommodation

Accommodation	Sq m	Sq ft
Unit 9/10	857.96	9,235
Unit 11	442.68	4,765
Unit 12	428.47	4,612
Total	1,729.11	18,612



EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

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

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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PROPERTY CONSULTANTS

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