

Green Lane Network Centre Normanton

Available to Let

Warehouse

783 - 13,317 sq ft (73 - 308 sq m)

24-hour access



Access to M62 J31



Modern specification and build



Roller shutter doors



Green Lane Network Centre

Boothroyds Way, Normanton, WF7 6EN



Description

Unit 10 a modern mid-terrace unit situated on a secure site with a roller shutter door and personnel door, a tea-point, and WC facilities.

Unit 19 is due to undergo refurbishment to a modern specification, comprising of redecoration and recarpeting, upgrading the kitchenette and installing LEDs throughout. There is a single W/C facility.

Unit 20 is a small end terrace industrial unit. It features LED lights throughout, modern w/c facilities and a bank of windows which provide an abundance of natural light into the unit. The unit is accessed via a personnel door and there is a set of double doors allowing a small van or car access into the unit. The estate is enclosed by security fencing and gates with 24-hour CCTV. There is three-phase power supply, plenty of parking (inc. 2 charging points).

Units 19 & 20 are situated next to each other, and there is scope for an occupier to lease the two units together, offering purpose-built office and warehouse facilities.

Location

Green Lane Networkcentre is located on Green Lane Industrial Park, close to Featherstone town centre, and with easy access to the M62 at Junction 31 via the A655/B6134 approximately 2.5 miles to the northwest. Wakefield town centre lies circa 5 miles to the west with access via Doncaster Road to the south of the estate, and Castleford approximately 3 miles to the north.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

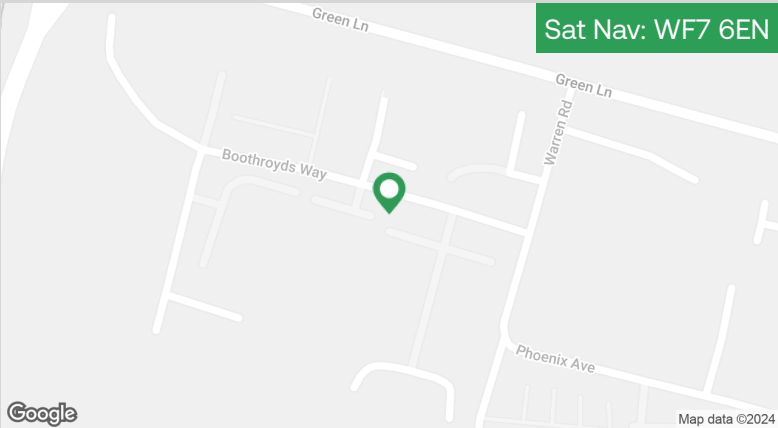
Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 10	Warehouse	1,749	162	Immediately	£1,495 PCM
Unit 19	Warehouse	783	73	Immediately	£700 PCM
Unit 20	Warehouse	785	73	Immediately	£850 PCM
Total		3,317	308		

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