



Unit 2, Parkers Yard

Ripley Drive, Normanton, WF6 1QT

**Modern industrial unit with
offices and a large secure
yard**

25,371 sq ft
(2,357.04 sq m)

- Situated on large secure site
- Prime location adjacent to J31 M62
- Ample office accommodation (could be reduced to suit requirements)



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Summary

Available Size	25,371 sq ft
Rent	£8.50 per sq ft
Rates Payable	£84,360 per sq ft
Rateable Value	£152,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

Description

Parkers Yard comprises two high quality units situated within a secure compound fronting Ripley drive.

Building 1 has office and pedestrian access to the front and substantial, high quality office, stores, labs, and amenities spread over two floors. The offices benefit from raised access flooring, air-handling, LED lighting and gas fired central heating. The warehouse area to the rear is a high quality modern facility with roller shutter access to both the side and to the rear yard area. The works have a clear working height of 5.4m and are fully lit.

Building 2 benefits from two loading doors to the yard area, a clear working height of 8.3m and LED lighting. Internally the unit benefits from ground floor works offices and toilets.

Both units are of steel frame construction with brick and metal clad elevations and load bearing concrete floors.

The facility benefits from a large secure yard with HGV access.

Location

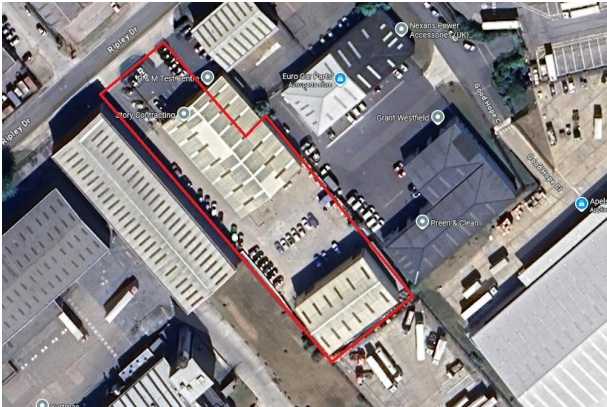
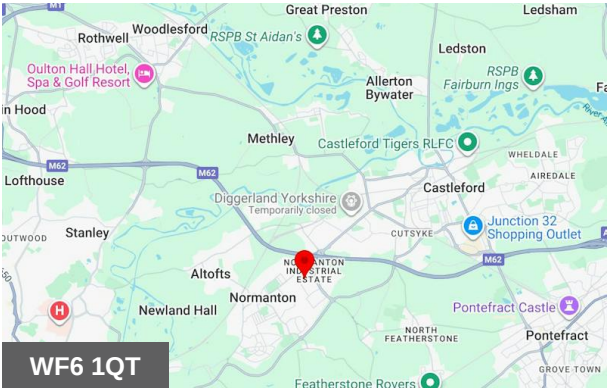
The property is situated adjacent to Junction 31 of the M62 between Normanton and Castleford, at the heart of what has become one of the prime industrial locations in the region.

The development sits virtually half way between the intersection of the M62 and M1 and A1 and at the centre of the Greater Leeds/West Yorkshire conurbation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 1 (Ground FI Office & Warehouse)	11,782	1,094.58	Available
Unit - Unit 1 (1st FI Offices)	5,645	524.44	Available
Unit - Unit 2 (Warehouse & Office/ WCs)	7,944	738.02	Available
Total	25,371	2,357.04	



Viewing & Further Information



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