



Unit 9, Courtyard 31

Pontefract Road, Normanton, WF6 1RN

To Let - Modern, Self Contained Office Building with Car Parking

1,775 sq ft
(164.90 sq m)

- Modern suspended ceilings
- Air conditioning
- Self contained
- Perimeter trunking
- Kitchen facility



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Summary

Available Size	1,775 sq ft
Rent	£11 per sq ft
Rates Payable	£6.40 per sq ft
Rateable Value	£22,750
Car Parking	A total of 5 car parking spaces are available with the unit.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.10 per sq ft
EPC Rating	C (56)

Location

Unit 9, Courtyard 31 is prominently situated within the established Normanton industrial area, approximately 6 miles south-east of Leeds city centre. The property benefits from excellent connectivity, being located just off Junction 31 of the M62 motorway, which provides direct access to the wider Yorkshire region and the national motorway network, including the M1 and A1(M).

The surrounding area is a well-established commercial and industrial location, home to a range of national and regional occupiers. Normanton town centre is within close proximity, offering a variety of local amenities, while Leeds city centre provides a comprehensive range of retail, leisure, and business facilities. The location is well served by public transport, with nearby rail connections and regular bus services.

Description

Unit 9 forms part of Courtyard 31, a modern and well-maintained business park comprising a terrace of high-quality industrial/warehouse units. The property is of steel portal frame construction with a combination of brick and profile metal clad elevations beneath a pitched roof. The building comprises the following specification features:

- Modern suspended ceiling
- Kitchen facility
- High quality glass meeting rooms
- W/C facilities
- Perimeter trunking
- Air conditioning

Accommodation

Unit 9 Courtyard 31 comprises the following net internal floor areas

Name	sq ft	sq m	Availability
Unit - 9	1,775	164.90	Available
Total	1,775	164.90	



Viewing & Further Information



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