



## Unit 4 Tuscany Court

Normanton, WF6 2AE

### **MODERN INDUSTRIAL/WAREHOUSE WITH OFFICES**

**5,146 sq ft**  
(478.08 sq m)

- Established industrial location
- Good loading area and dedicated parking
- Excellent motorway links
- 7m minimum eaves
- 3 phase power

# Unit 4 Tuscany Court, Normanton, WF6 2AE

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 5,146 sq ft                        |
| Rent           | Rent on application                |
| Rates Payable  | £17,839.25 per annum               |
| Rateable Value | £35,750                            |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (68)                             |

## Description

The property comprises a mid terrace industrial unit of steel portal frame construction, with block and clad elevations which sits under an insulated pitched metal profile sheet roof incorporating roof lights. The unit benefits from the following specification:

- Ground and first floor offices with carpeting, suspended ceilings with integral lighting, gas central heating and is fully decorated throughout
- Male & Female WC facilities
- Kitchenette
- 3 phase electricity
- High bay lighting to warehouse
- Single ground level loading door
- 7m minimum eaves

## Location

Tuscany Court is an established industrial location on Wakefield Europort, one of the most sought after logistics locations in the North, strategically positioned for excellent regional and national connectivity. The site benefits from immediate access to Junction 31 M62 motorway via Express Way, providing direct links to Leeds, Manchester and the wider motorway network.

## Accommodation

The accommodation comprises the following areas:

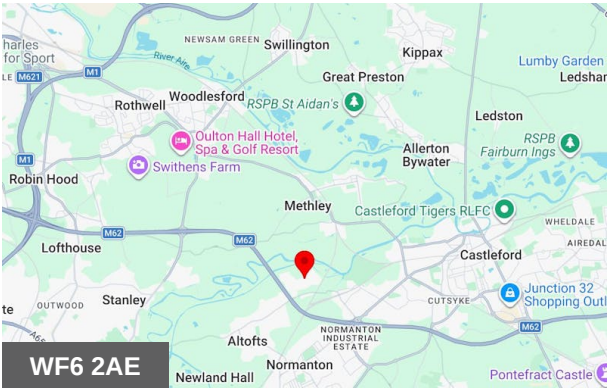
| Name              | sq ft | sq m   |
|-------------------|-------|--------|
| Unit - Warehouse  | 4,257 | 395.49 |
| Unit - GF Offices | 457   | 42.46  |
| 1st - FF Office   | 432   | 40.13  |
| Total             | 5,146 | 478.08 |

## Terms

We are instructed to market the property by way of a sublease or assignment of the existing lease which runs until 3 September 2029. Alternatively, subject to negotiations with the landlord, the lease could be surrendered and a new full repairing and insuring lease could be taken for a number of years to be agreed. For further information, please contact the agents.

## Viewings

Please contact the agent to arrange a viewing. Strictly by appointment only.



## Viewing & Further Information



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