

TO LET (MAY SELL)

UP TO 25,489 SQ FT (2,367.93 SQ M)

WAREHOUSE / INDUSTRIAL ON A SITE OF 1.36
ACRES



GOOD HOPE CLOSE

RIPLEY DRIVE, NORMANTON, WF6 1TR

- Available as a whole or in part
- Due to be Refurbished
- Large secure yard and parking
- Large Power Supply
- May Divide into units of 2,500 sq ft each

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LOCATION

Excellent access just off Junction 31 of the M62 motorway, located on the well established Normanton Industrial Estate. Good Hope Close is accessed from Ripley Drive.

SAT NAV REFERENCE

WF6 1TR

DESCRIPTION

The site consists of two single-storey, steel portal framed industrial units on a site of 1.36 acres, providing excellent service yards and parking served by four loading doors per unit. Internally the eaves height is approx. 6 metres and the units incorporate ancillary offices. The units are available as a whole or in part.

TERMS

The premises are available on a new Full repairing leases or alternatively the freehold sale may be considered. Rental / Price on application.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Warehouse One inc. Ground & first Floor Offices	978.70	10,535
Warehouse Two inc. Ground Floor Offices	1,389.22	14,954
TOTAL	2,367.92	25,489

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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Subject to Contract