

TO LET – LAST REMAINING UNIT !
2,561 SQ FT (239 SQ M) WAREHOUSE /
INDUSTRIAL UNIT



UNIT 3 MARRTREE, BUSINESS PARK, GOOD HOPE CLOSE

RIPLEY DRIVE, NORMANTON, WF6 1TR

- **Last remaining unit**
- **Fully Refurbished**
- **Large secure site and parking**
- **Superbly located close to J31 M62**

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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 unit comprises a single-storey, steel portal framed industrial unit with shared service yard and parking served by a single roller shutter door. Internally the eaves height is approx. 6 metres. The unit incorporates a WC block with an office pod available subject to confirmation of tenant specification.

TERMS

The unit is available on a new full repairing lease for a term of years to be agreed. Rental on application.

ACCOMMODATION

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

Description	Sq m	Sq ft
Unit 3	239	2,561
TOTAL	239	2,561

LEGAL COSTS

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

CONTACT

Strictly via the joint agents Holder & Co on 0113 323 4504 or Carter Towler on 0113 245 1447

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Subject to Contract