



Sanderson  
Weatherall

# FOR SALE

3,491 sq m (37,574 sq ft)

On the instructions of the Joint Administrators of FP Processing Ltd



PREMIER HOUSE, PREMIER WAY NORTH, NORMANTON, WEST YORKSHIRE WF6 1GY

[sw.co.uk](http://sw.co.uk)





### Location

The subject property is situated off Premier Way North at Normanton Industrial Estate approximately 8 miles north east of Wakefield and around 15 miles south east of Leeds. Junction 31 of the M62 is within 1 mile of the property, the M1 around 6 miles west and the A1 is approximately 5 miles to the east.

Occupiers in the vicinity include a neighbouring HSBC (high security data centre), Fyffes Group, IPL International Procurement and Logistics and former Poundworld distribution centre.

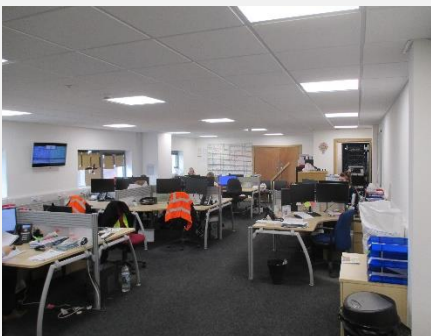
### Description

Comprising a purpose built industrial unit intended for dairy related processes, now requiring some completion works and lending itself to continued food sector use or alternatively, adaptation for alternative industrial uses. The unit provides around 9.5 metre eaves and is currently configured as two main process areas with ancillary process plant and welfare accommodation together with ground and first floor offices with an additional second floor finished to a shell specification only.

Externally, there is a concrete surfaced yard area and circulation space with some further surfacing works required to the car parking area. Perimeter fencing and entrance gates are also required. The site extends to 1.18 hectares (2.91 acres). As can be seen from the aerial photographs, the steel framework of a detached unit of around 929 sq m (10,000 sq ft) has been erected to the rear of the main unit.

### Accommodation (GIA)

Description	Sq M	Sq Ft
<b>Ground Floor</b>		
Industrial / process accommodation	2,306.1	24,824
Offices	394.8	4,250
<b>First Floor</b>		
Offices	394.8	4,250
<b>Second Floor</b>		
Offices (shell only)	394.8	4,250
<b>TOTAL</b>	<b>3,490.5</b>	<b>37,574</b>



### **Tenure**

We are advised that the property is held freehold (Land Registry ref. YY63698).

Please note the property is presently occupied under the terms of a licence agreement.

### **Town Planning**

Planning permission was obtained on 29 March 2017 (17/00132/FUL) – a number of conditions attaching to the consent require discharging.

We recommend that interested parties speak with the planning department at Wakefield Council ([www.wakefield.gov.uk](http://www.wakefield.gov.uk)) in relation to any planning related enquiries.

### **Business Rates**

We understand that the property has a Rateable Value of £169,000 within the 2017 rating list assessed as "Factory & Premises".

### **Energy Performance Asset Rating**

Rating C (score 60)

### **Guide Price & Further Information**

Offers are invited for the Freehold interest.

An estimate of completion costs, prepared by our Building Consultancy team, floor plans, EPC, details of the licence agreement and title information is available upon request.

### **VAT & Costs**

VAT, if applicable, will be payable at the prevailing rate. Each party is to be responsible for their own costs.

### **Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





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