



TO LET

Warehouse with significant open storage/yard

20,479 Sq Ft (1,902.5 Sq M)

- ◆ 8m eaves
- ◆ 10 electric ground level loading doors
- ◆ 7.5 tonne crane
- ◆ Large secure site with entry barrier
- ◆ 2 storey ancillary offices



Norquest Industrial Estate, Pheasant Drive
Birstall, WF17 9LT

LOCATION

The property / site sits on the established and popular Norquest Industrial Estate, which is strategically located 1/2 mile from Junction 27 of the M62 Motorway.

Norquest Industrial Estate also provides great access to a number of surrounding towns / cities such as Leeds, Bradford, Dewsbury and Huddersfield.

DESCRIPTION

The property comprises a detached warehouse / Industrial building and large yard area which benefits from the following specification:

- ◆ 8m eaves
- ◆ 10 electric ground level loading doors
- ◆ 7.5 tonne crane
- ◆ Large secure site with entry barrier
- ◆ 2 storey ancillary offices

ACCOMMODATION

Warehouse: 15,460 sq ft
Offices: 5,019 sq ft
Total: 20,479 sq ft

On a secure site of 4.1 acres.



RATES

Warehouse and Premises:

Rateable Value:	£114,000
Rates Payable (2019/2020):	£57,456

TERMS

The property is available on short/ flexible terms.

Rent on application.

EPC

The property has been assessed as having an energy performance asset rating of 103 (Band E).

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

For viewing arrangements or to obtain further information please contact:

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