



**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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