

# To Let

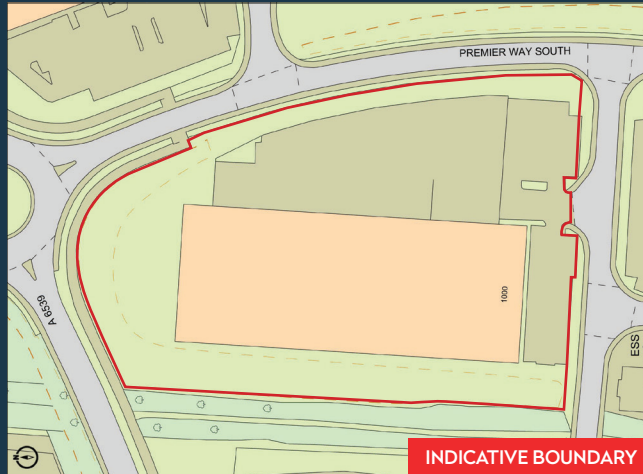
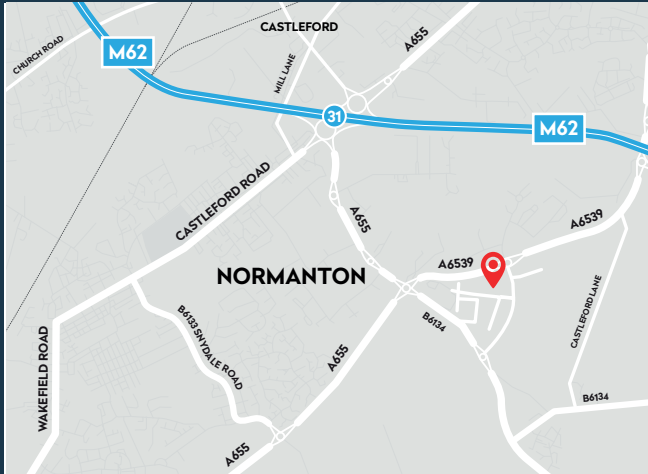
## Industrial / Warehouse Unit

Unit 1000,  
Premier Way South  
Normanton, WF6 1GX

Approx GIA 63,147 sq ft  
(5,866 sq m)

- Available for occupation  
Summer 2020





## Description

The property comprises a modern 2 bay steel portal frame warehouse unit, with haunch height of 9.5m and eaves of 10.6m. Loading access into the unit is by way of 4 dock level doors and 2 ground level, from a large secure yard. To the front of the unit is a two storey office and welfare section, with a car park comprising 66 spaces.

## Accommodation

The property has the following approximate gross internal areas:

Description	Sq Ft	Sq M
Warehouse	60,053	5,578
Ground Floor Office	1,547	144
First Floor Office	1,547	144
<b>Total</b>	<b>63,147</b>	<b>5,866</b>

## Planning

The property currently has consent for B8 use, and we understand there are no hours of use or noise restrictions. Interested parties should make their own enquiries.

## Business Rates

we understand the property has the following assessment:

Description – Warehouse and Premises  
 Rateable Value - £337,500  
 Ref:2709231000

## Services

All mains services are connected.

## Terms

The unit is available by way of a new Full Repairing and Insuring Lease, on terms to be agreed.

## EPC

The property has a score / rating of C63. Documentation available on request.

## Viewing

Strictly by appointment with Avison Young.

For further information please contact:

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Subject to Contract

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