

# Warehouse/Industrial TO LET

37,000 SQ FT  
(3,433 SQ M)

J31  
M62

1 LOSCOE CLOSE  
NORMANTON  
WF6 1TW



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## Description

The property is a detached warehouse unit built around a steel portal frame with metal clad external walls. The unit is regular in shape and offers the following specification:-

- 2 dock level access points with external loading canopy.
- One electrically operated ground loading roller shutter door.
- Reception and office accommodation at ground floor level. There is a lightweight storage area above this which is accessed from the warehouse.
- There is a substantial power supply to the premises

## Accommodation

	SQ M	SQ FT
Warehouse	(2,824)	30,402
Offices & Reception	(304.3)	3,275
Storage above offices	(304.3)	3,275
<b>Total gross internal area</b>	<b>(3,433)</b>	<b>36,952</b>

## Car Parking

Approximately 25 car parking spaces are provided within the grounds of the unit. There is a large secure yard and the capability of increasing this to provide an extension to the building or further car parking.

## Lease Terms

The accommodation is available by way of an assignment or sublease on full repairing and insuring lease terms until March 2016.

Further details regarding the lease terms and rent are available upon application from the sole letting agents.

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

## Rates

The ingoing tenant will be responsible for the payment of all rates and taxes in connection with the premises which are to be reassessed.

## Viewing

Strictly by appointment with the sole letting agents.

## Location

Situated adjacent to J31 of the M62, the building is located to the south east of Leeds and to the north east of Wakefield, at the heart of the West Yorkshire conurbation.

The M62 provides direct access onto the M1 north/south motorway at J29, approximately 2 miles to the west and also to the A1(M).



## Contact

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