

**MODERN WAREHOUSE / INDUSTRIAL UNIT**  
**6,970 SQ FT (647.53 SQ M)**



**TO LET**  
**UNIT 3**  
**ASTORIA**  
**COURT**

**Tom Dando Close, Normanton Industrial Estate, Wakefield - Junction 31, M62**



- Excellent access to the regions motorway network via Jct 31 M62
- Eaves heights up to 7.89 metres
- Modern warehouse units with integral offices
- Fully secure and gated estate

# ASTORIA COURT

Tom Dando Close, Normanton Industrial Estate, Wakefield

## LOCATION

Astoria Court is located on Tom Dando Close within the well established Normanton Industrial Estate in West Yorkshire. The estate benefits from excellent access to Junction 31 of the M62 and is within easy distance of Castleford, Wakefield and South Leeds.

## DESCRIPTION

The estate consists of a parade of four recently refurbished warehouse units and a single detached property of modern steel portal frame construction. The specification includes:

### Unit 3

- 1,782 sq ft mezzanine
- 7.89m eaves height
- Modern office accommodation
- Kitchenette and WC Facilities
- 3 phase electricity
- Solid concrete floor
- High bay lighting to warehouse
- Single ground level loading door

Externally the property benefits from a large secure shared concrete service yard and car parking area.

## ACCOMMODATION

**Unit 1 - Let**

**Unit 2 - Let**

Unit 3	SQ FT	SQ M
Warehouse	4,448	413.23
Ground Floor Office & Facilities	740	68.75
Mezzanine	1,782	165.55
<b>TOTAL</b>	<b>6,970</b>	<b>647.53</b>

**Unit 4 - Under Offer**

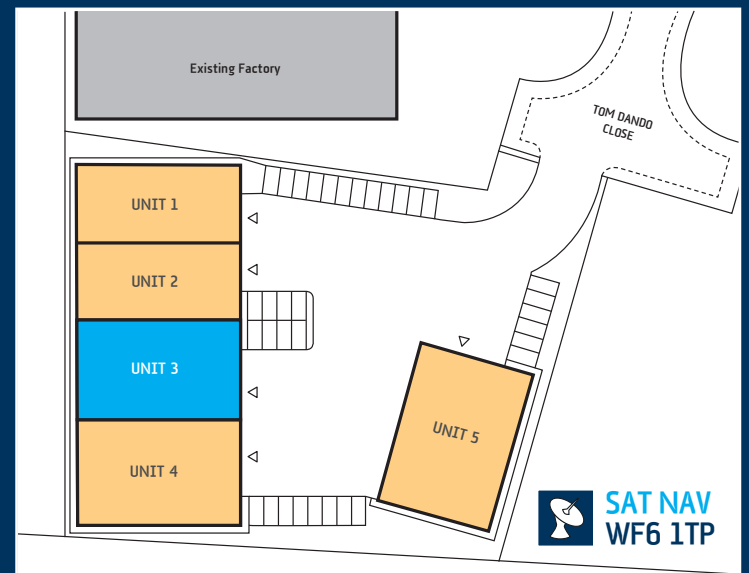
**Unit 5 - Let**



Indicative image



Indicative image



# ASTORIA COURT

Tom Dando Close, Normanton Industrial Estate, Wakefield

## RATEABLE VALUE

Unit 3 - £36,500

## EPC

Unit 3 has an EPC rating of Band C (66).

## SERVICES

We understand that all mains services are available including electricity, gas, water and drainage.

## TENURE

The properties are available on new full repairing and insuring lease terms directly from the landlord. For further information on rents, please contact the joint letting agents.

## LEGAL COSTS

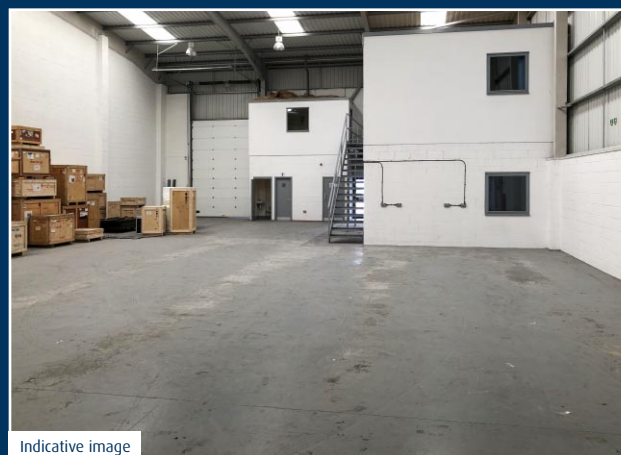
Each party will bear their own costs incurred relating to this transaction.

## VIEWING

Strictly by appointment only, please contact the joint letting agents.



Indicative image



Indicative image



For further information or an appointment to view please contact the joint agents:

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**CARTER TOWLER** Josh Holmes E: joshholmes@cartertowler.co.uk **Hazel Cooper** E: hazelcooper@cartertowler.co.uk

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