

**Mileway**

# Normanton Business Park - Offices Normanton

Available to Let  
Office  
888 - 2,070 sq ft ( 82 - 192 sq m )



J31 of M62 motorway network

Normanton Train Station (1 mile)

24-hour access

Parking

LED lighting

# Normanton Business Park - Offices

Ripley Drive Normanton WF6 1QT



## Description

Normanton Business Park comprises office units to the main entrance area with industrial/warehouse units at the rear. The modern offices are currently undergoing refurbishment to bring LED lighting, neutral decoration and new kitchen/WC areas throughout. The recently refurbished office terrace has a new flat felt roof. Each office has parking demised, 24 hour access and site security.

## Location

Normanton Business Park is situated on the outskirts of Normanton in West Yorkshire. The property is located 1 mile from junction 31 of the M62 giving excellent access to both Leeds and Hull. There are regional and inter city rail facilities in Wakefield and bus routes nearby.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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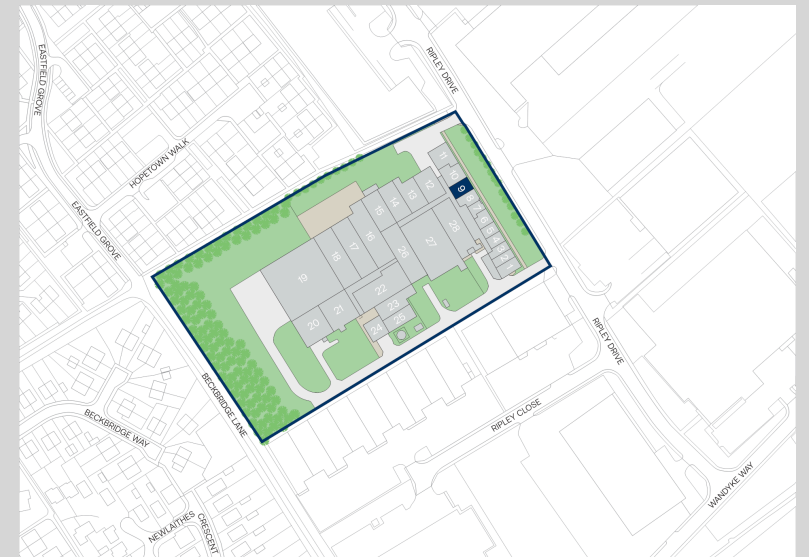
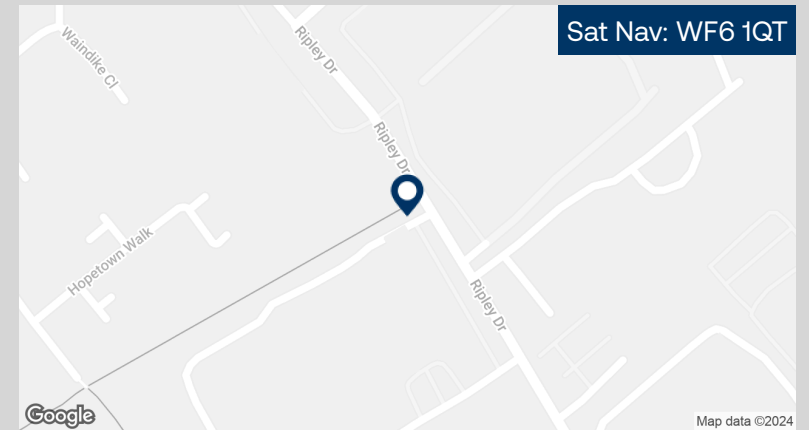
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
New Office 2	Office	888	82	Immediately
Office 9	Office	1,182	110	Immediately
Total		2,070	192	

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