

UNITS 2 & 3, TUSCANY COURT

Express Way, Wakefield Europort, Normanton, WF6 2AE



Key Highlights

- 11,559 sq ft
- Within a well established industrial estate, Wakefield Europort
- Excellent access to M62 (Junction 31)
- Secure shared yard
- Freehold opportunity
- Food grade unit with fridges and freezers
- 2 ground floor level loading doors
- Office, WC and kitchen facilities

Description

Tuscany Court is a modern secure industrial estate. Unit 2&3 is fully fitted out for a food production occupier with a reception area and 2 floors of integral office accommodation located at the entrance of the building.

Specification includes:

- Secure shared site
- Steel portal frame construction
- Brick and steel clad elevations
- Profile metal sheet roof with translucent roof panels
- Office, WC and kitchen facilities
- 6.00m eaves height
- 2 Electric loading roller shutter door

Location

Unit 2 & 3 Tuscany Court is strategically located within the thriving Wakefield Europort in Normanton —one of West Yorkshire’s premier logistics and distribution hubs. Positioned just minutes from Junction 31 of the M62 motorway, the site offers exceptional connectivity to the national motorway network, including the M1 and A1(M), enabling efficient access to Leeds, Wakefield, and wider UK markets.

Accommodation

The accommodation comprises the following areas:

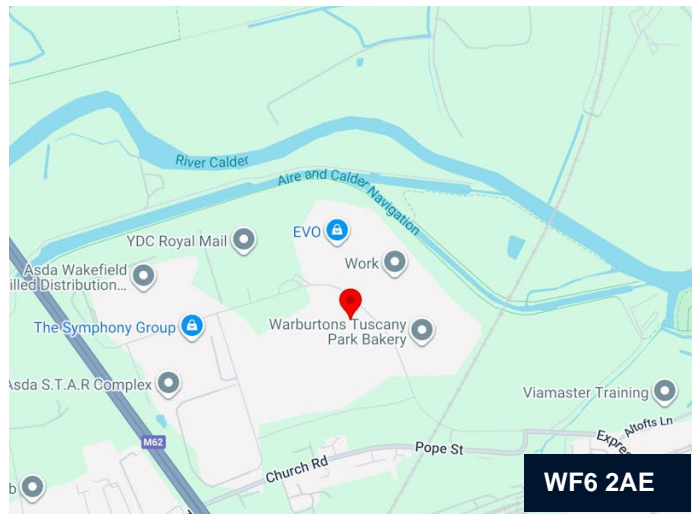
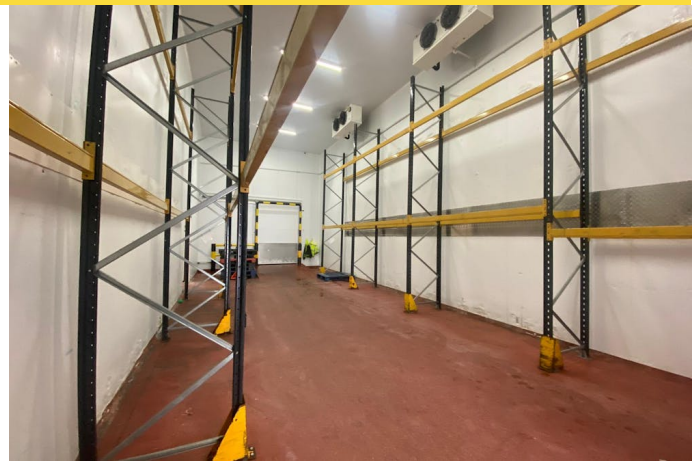
Name	sq ft	sq m	Availability
Ground - Warehouse	7,059	655.80	Available
Ground - Freezer	698	64.85	Available
Ground - Office / Reception	1,472	136.75	Available
1st - Storage / Staff room and kitchen	1,999	185.71	Available
1st - Test kitchen / Board room	331	30.75	Available
Total	11,559	1,073.86	

VAT & Legal costs

VAT will be charged where applicable. Each party will be responsible for their own legal costs incurred in the transaction.

Business Rates

Rateable value: £58,500



Contact

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