

Unit C, Rosie Road, Trident Park, Normanton, WF6 1ZB

To Let – Modern Warehouse with Offices
38,412 sq ft (3,568.59 sq m)



Warehouse

- 3 full height loading doors
- 2 dock levellers
- 8m eaves
- Sodium Lighting
- Roof Lights
- Gas fired blowers

Offices

- Reception area
- Open plan offices and meeting rooms
- Perimeter trunking
- Heating via radiators

External

- Total site area - 3.1 acres
- Fully fenced secure yard including rear yard area
- 61 onsite car parking spaces

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Location

Trident Park is located within the established and highly successful Link 62 development at Junction 31 of the M62 Trans-Pennine motorway in West Yorkshire. Unit C is within 5 miles of the M62/M1 motorway intersection and 6 miles of the M62/A1 intersection.

The immediate surrounding area is established for industrial uses with a range of complimentary occupiers including Fyffes, Wakefield District Housing, Well Services Group, Horizon Platforms and Dispo International.

Description

Unit C comprises a recently developed high quality industrial/warehouse unit. The building offers the following specification:-

- Fully fitted ground and first floor offices
- Solid concrete reinforced floor slab of 50 Kn/m2
- Clear height of 8 metres to underside of haunch
- Fully fenced and secure goods yard area
- 3 no. drive-in and 2 no. dock level loading doors

Externally there is a concrete yard to the rear and western side of the property. There is a good sized car park to the front of the unit and side of the property providing 61 car parking spaces gates at the entrance.

Accommodation

We have been measured the property to have the following gross internal area:

| Description | GIA (sq m) | GIA (sq ft) |
|---------------------|------------|-------------|
| Warehouse | 3,530.31 | 35,000 |
| Warehouse extension | 38.31 | 412 |
| Ground Floor Office | 139.35 | 1,500 |
| First Floor Office | 139.35 | 1,500 |
| TOTAL | 3,568.59 | 38,412 |



Rateable Value

| | |
|------------------------|----------|
| Warehouse and Premises | £168,000 |
|------------------------|----------|

Terms

The unit is available by way of a sublease or assignment of the existing full repairing and insuring lease expiring October 2024.

VAT

VAT will be charged where applicable.

EPC

The property has an energy performance rating of 17 (Band A)

A full copy of the EPC is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Information / Viewing

For further information and an opportunity to view please contact.

Strictly by appointment:

| | |
|--|--|
| Rich Harris 0113 235 5249 rich.harris@eu.jll.com | Tom Asher 0113 261 6244 tom.asher@eu.jll.com |
|--|--|

Or Joint Agents:

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