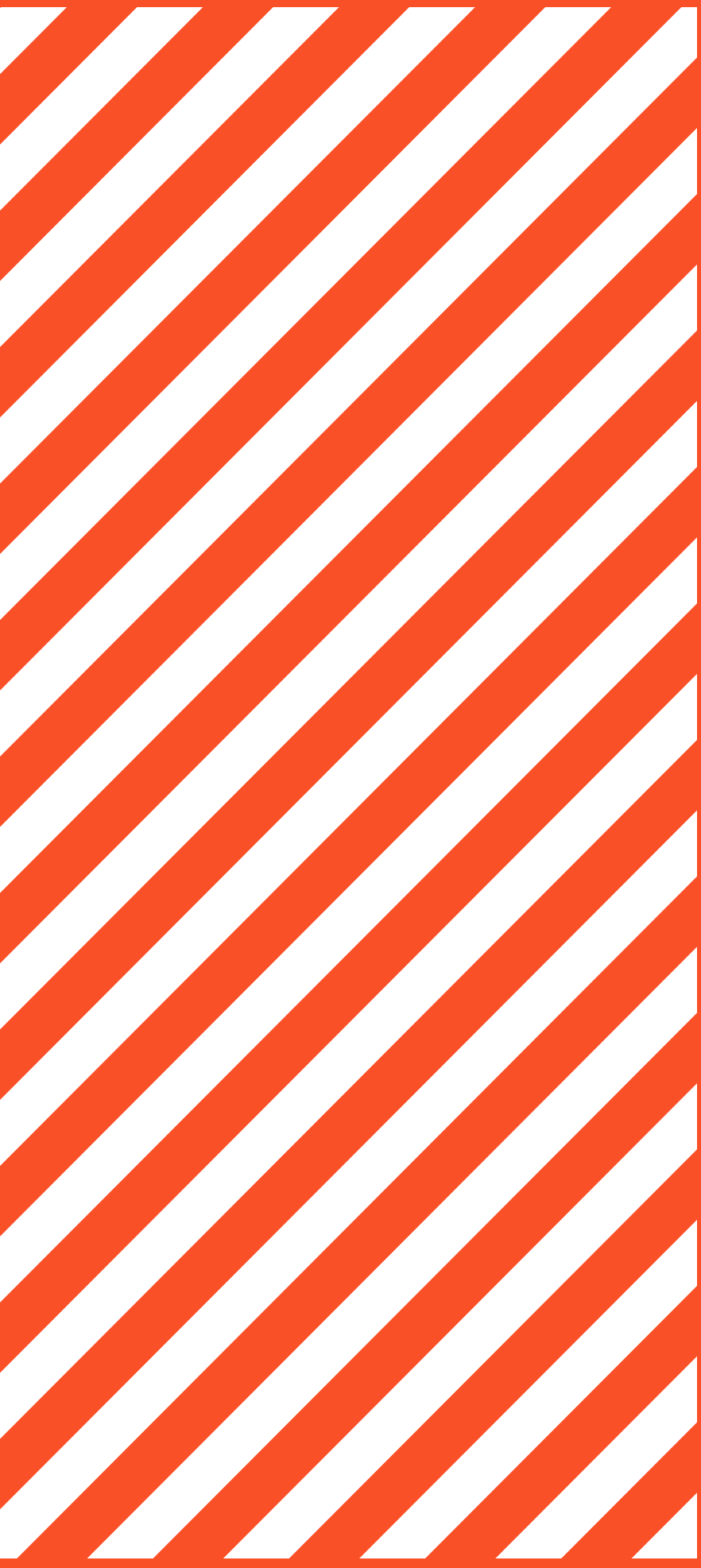


CENTRE 31

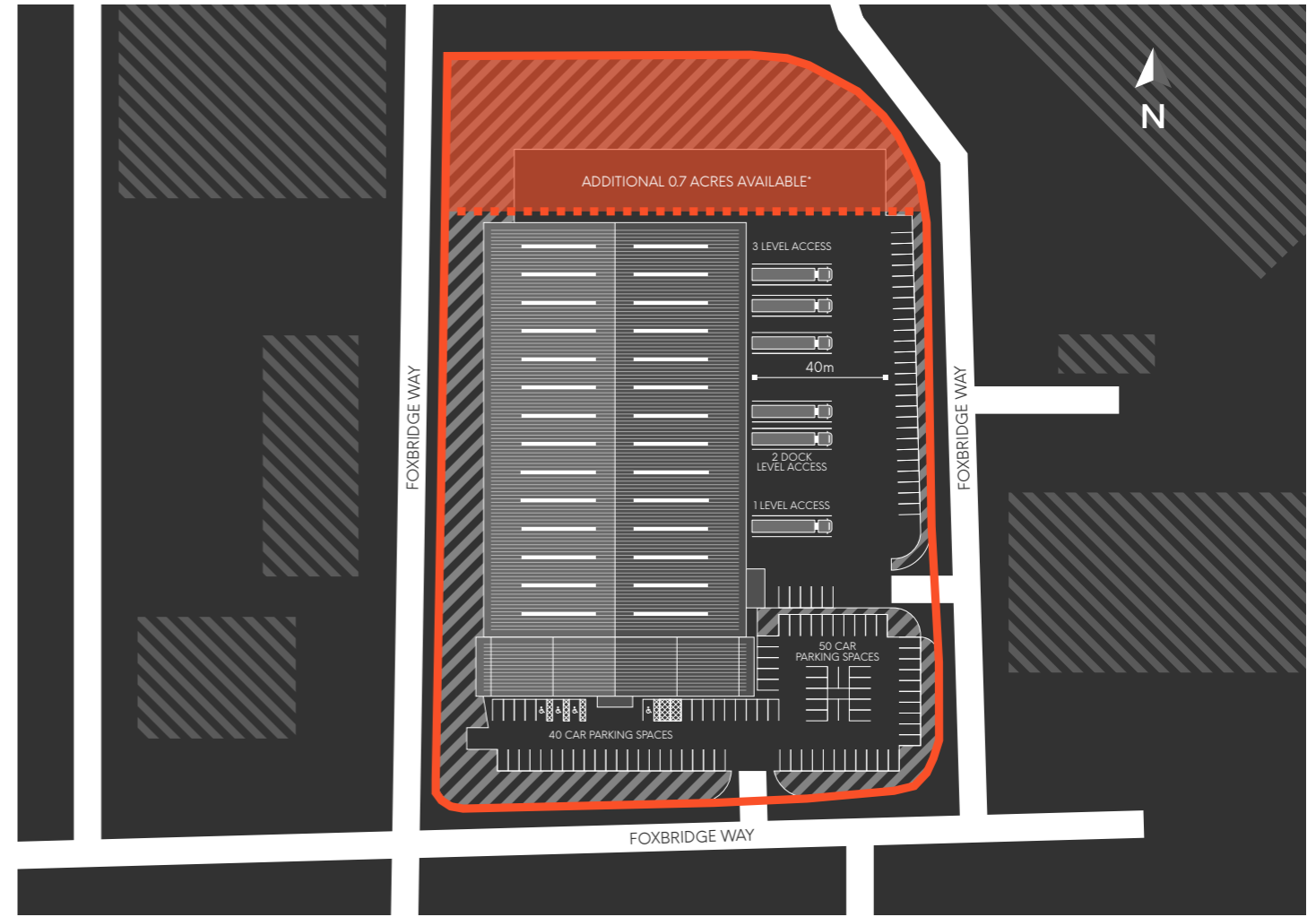
PRIME INDUSTRIAL / WAREHOUSE UNIT
FOXBRIDGE WAY, NORMANTON, WF6 1TN
68,992 SQ FT (6,410 SQ M)
TO LET



CENTRAL FOR LOGISTICS

Centre 31 comprises a modern, detached industrial unit constructed around a steel portal frame, beneath a pitched roof with part brick / part clad elevations.

The unit is located within the well established Normanton Industrial Estate, local occupiers include;



Indicative Site Plan

*Additional storage land available by way of separate negotiation.

CURRENT SPECIFICATION

The unit is to be fully refurbished.



2 dock level loading doors



4 level access loading doors



40m yard depth



13m haunch height



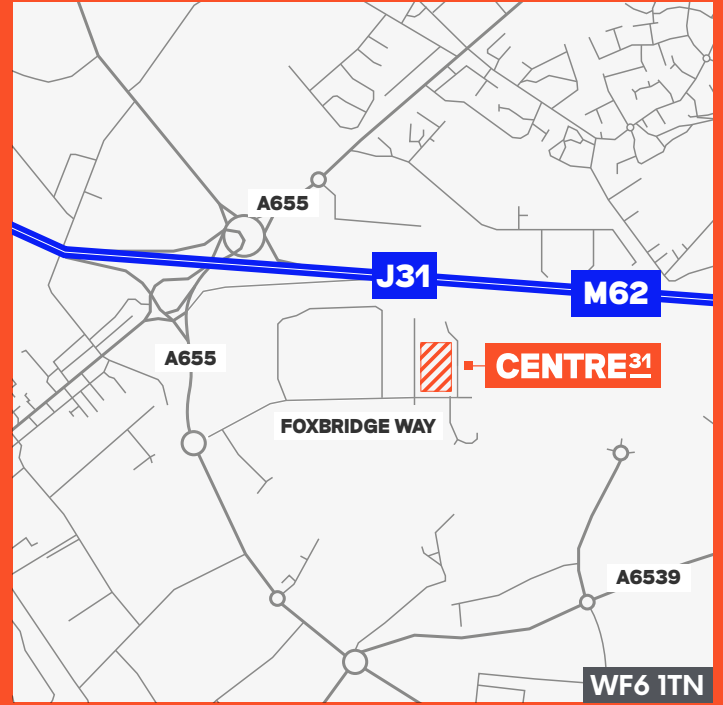
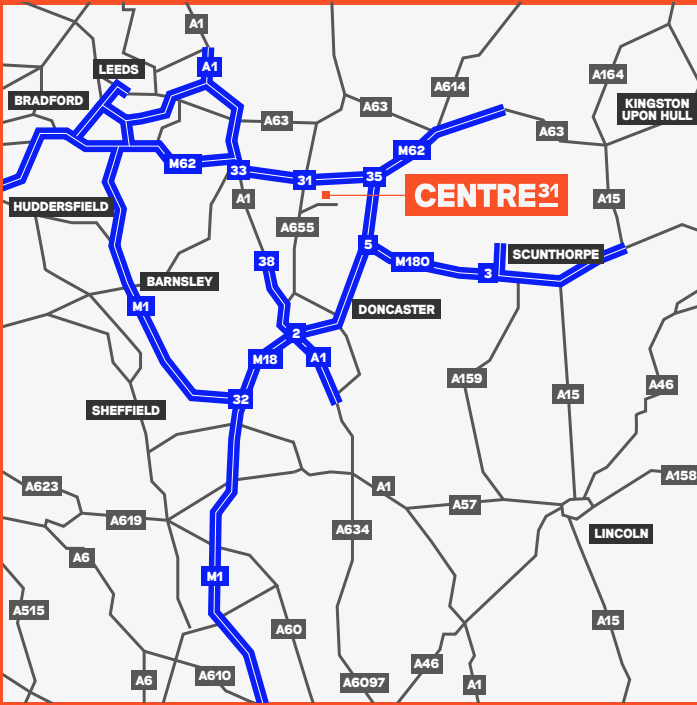
121 car parking spaces



Two storey office space

ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	48,823 sq ft	4,536 sq m
Office 1st floor	9,944 sq ft	924 sq m
Office 2nd floor	10,225 sq ft	950 sq m
Total	68,992 sq ft	6,410 sq m



LOCATION

Centre 31 is located within the well established Normanton Industrial Estate, benefitting from excellent access to the M62 via Junction 31 which lies within

0.5 miles. Junctions with the M1 and A1(M) are in close proximity, providing easy access to the region's motorway network.

CONNECTIVITY

Towns & cities

Towns & cities	Miles
Wakefield	6.5
Leeds	11.6
Doncaster	19.0
Sheffield	27.5
Manchester	43.9

Transport Hubs

Transport Hubs	Miles
Wakefield Rail Freight Terminal	1.5
Doncaster Sheffield Airport	27.7
Leeds Bradford Airport	20.4
Port of Hull	50.1
Port of Immingham	62.3
Port of Liverpool	84.3

FURTHER INFORMATION

For further information please contact the joint agents.



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EPC rating available upon request

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