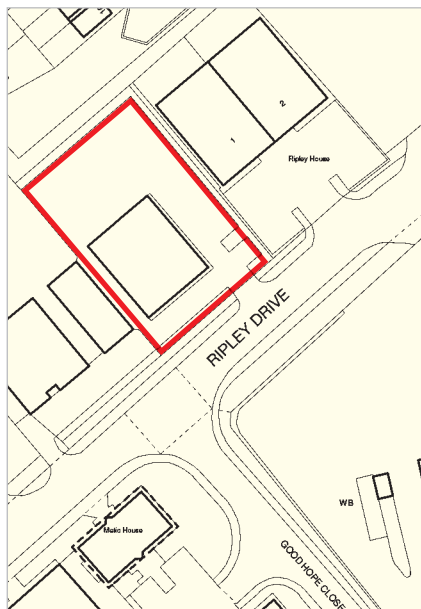
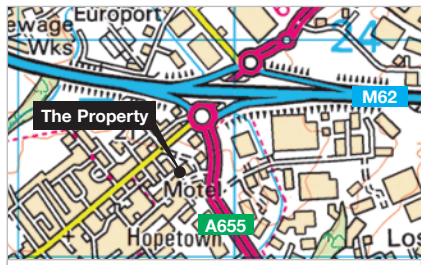


**Normanton
Unit 2
Ripley Drive
Normanton Industrial
Estate
West Yorkshire
WF6 1QT**

- **Modern Freehold Office/
Warehouse Investment**
- Large secure site
- Close to M62 (Junction 31)
- Let to North Midland Construction plc
- Rent Review to higher of OMV or RPI 2020
- Current Rent Reserved
£67,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Normanton is located adjacent to the M62 Motorway (Junction 31) about 7 miles east of Wakefield and 13 miles south-east of Leeds. The area enjoys first class road communications, being within 1/2 mile of the M62, 6 miles from the M1 (Junction 42) and 5 miles from the A1(M).
The property is situated on the established Normanton Industrial Estate, immediately south of the M62 junction.
Occupiers close by include Scania, DHL and XPO Logistics.

Description
The property is arranged on ground and one upper floor to provide a modern, detached office/warehouse building. The ground floor provides office, workshop and storage accommodation, while the upper floor provides further open plan offices. The site, which is level and rectangular, is fenced and surfaced, provides space for 29 cars and extends in all to approximately 0.18 hectares (0.44 acres).

The property provides the following accommodation and dimensions:

Ground Floor Warehouse	112.4 sq m	(1,210 sq ft)
Ground Floor Offices	302.5 sq m	(3,256 sq ft)
First Floor Offices	302.5 sq m	(3,256 sq ft)
Total	717.4 sq m	(7,722 sq ft)

Tenancy

The entire property is at present let to NORTH MIDLAND CONSTRUCTION PLC for a term of 5 years from 23rd March 2017 at a current rent of £67,500 per annum. The lease provides for a rent review on 23rd March 2020, to the greater of market rent or by reference to RPI and contains repairing and insuring covenants by reference to a schedule of condition.

Tenant Information

Website Address: www.northmid.co.uk
For the year ended 31st December 2016, North Midland Construction plc reported a turnover of £250m, a pre-tax profit of £2.06m and a net worth of £12.7m. (Source: Company accounts.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.