



**TO LET/ MAY SELL**  
**INDUSTRIAL/ TRADE COUNTER UNITS**  
**2,500 – 28,089 sq ft**



- **Immediate access to Junction 31 M62**

**GOOD HOPE CLOSE  
OFF RIPLEY DRIVE  
NORMANTON  
WF6 1TR**



## Good Hope Close, Normanton, WF6 1TR

### LOCATION

Good Hope Close is situated just off Ripley Drive in the well-established Normanton Industrial Estate in West Yorkshire. The estate benefits from excellent access to Junction 31 of the M62 and is within easy distance of Castleford, Wakefield and South Leeds.

### DESCRIPTION

The site was originally developed as two units within a shared yard/compound area, both units are constructed around a modern steel portal frame with insulated profile sheet roofs, insulated profile sheet cladding, 4 ground level loading doors and have their own office and staff accommodation blocks. The units are sat within a secure yard.

The two terraces would lend themselves to being divided up in to a multi-let estate format of 8 units with shared yard.

### ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edn) the two units provide the following Gross Internal areas:

Unit 1 –	12,112 sq ft
Unit 2 –	15,977 sq ft
<b>Total –</b>	<b>28,089 sq ft</b>

Alternatively if the units were divided up, the most natural split would provide accommodation from 2,500 sq ft.

### TENURE

The property is available to let in a refurbished condition in a number of configurations for a term of years to be agreed. Alternatively our client would consider selling the freehold.

### SERVICES

All the usual services are available to the site. Prospective purchasers will need to make their own enquiries as to the capacity and suitability for their proposed use.

### EPC

An EPC has been commissioned and will be made available in due course.

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### VIEWING / FURTHER INFORMATION

For further information and an opportunity to view the premises, please contact the sole agents:

**Carter Towler**

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