

# TO LET

**Unit 5, Tuscany Court, Wakefield Europort,  
Normanton, WF6 2AE**



## **Modern Industrial Unit**

**5,308 sq ft (493.11 sq m) excluding mezzanine of 1,215 sq ft (112.87)**

- Industrial Warehouse with integral offices and a further 1,215 sq ft of mezzanine space
- Located at Junction 31 of the M62, Wakefield Europort benefitting from excellent connectivity to the motorway network

For more information, please contact:

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**CUSHMAN &  
WAKEFIELD**

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## Location

The property is located in Wakefield Europort, West Yorkshire approximately 13 miles south east of Leeds and 50 miles north east of Manchester.

Tuscany Court is situated just off Express Way which is less than 1 mile from junction 31 of the M62, which provides excellent links to the M1 and A1.

## Description

Tuscany Court is a modern industrial estate located on the region's premier park. The property is a modern industrial unit with a mezzanine and 2 floors of integral office accommodation located at the entrance of the building. Specification includes:

- Steel portal frame construction
- Brick & steel clad elevations
- Profile metal sheet roof with translucent roof panels
- Office, WC and kitchen facilities
- 6m eaves
- Electric roller shutter loading door

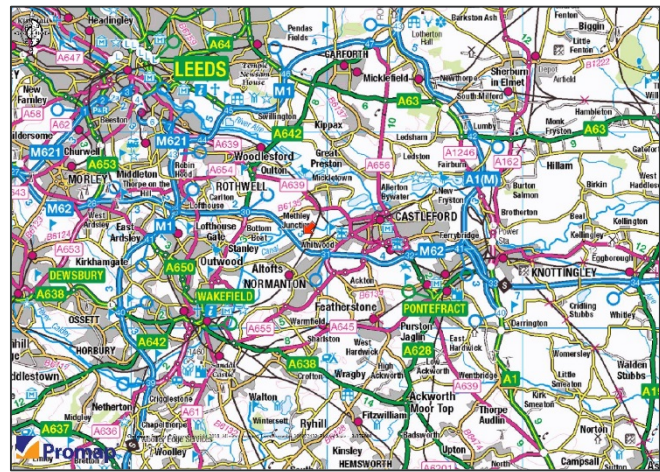
## Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Warehouse	395.85	4,261
GF Offices	39.87	429
FF Offices	57.46	618
<b>Total</b>	<b>493.18</b>	<b>5,309</b>
Mezzanine	112.87	1,215

## Terms

The units are available by way of a new full repairing and insuring leases for a term to be agreed. Rent on application.



## Legal Costs

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

## Energy Performance Certificate

A full copy Energy Performance Certificate is available upon application.

## Rateable Value

The current rateable value for the Unit is £24,750 (including value placed on the mezzanine).

## Viewing

By prior appointment with the joint agents:-



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