


TO LET

Norquest Industrial Estate, Pheasant Drive, Birstall, Leeds,
WF17 9LT

2,723 - 36,383 Sq Ft (252.97 - 3,379.98 Sq M)

Prime new industrial / logistics development

- Available Q2 2022
- Brand new warehouse & logistics development
- 6.5m - 10m haunch height
- Dock and ground level loading
- Secure yard areas

 **0113 245 6000**

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Location

The development is located within the well established Norquest Industrial Estate, which is located approximately 1/2 a mile from Junction 27 of the M62 Motorway.

Norquest Industrial Estate also provides great access to a number of surrounding towns / cities such as Leeds, Bradford, Dewsbury and Huddersfield.

Description

Brand new warehouse & logistics development

- 6.5m - 10m haunch height
- Dock and ground level loading
- Secure yard areas

Accommodation

Accommodation	Sq. m.	Sq. ft.
Unit 1	3,380	36,383
Unit 2	3,068	33,020
Unit 3A	253	2,723
Unit 3B	417	4,488
Units 3A & 3b (combined)	670	7,212

Terms

The units will be available way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

EPC

A copy of the EPC certificates and reports will be available on completion of the development.

Legal Costs

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

Viewings

For further information please contact either of the joint agents Gent Visick or Carter Towler:

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