

AXIS 62

JCT 31 • M62 • NORMANTON



HIGH QUALITY DISTRIBUTION/WAREHOUSE UNIT

204,250 SQ FT (18,975 SQ M)

TO LET

OFFERING
EXTRA...

EXTRA
SPACE

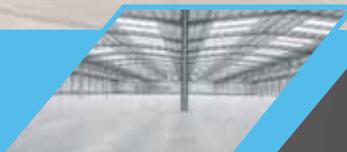
EXTRA
VALUE

EXTRA
ACCESS

EXTRA
SECURITY

EXTRA
BUSINESS

EXTRA
DETAIL



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OFFERING EXTRA



- › UP TO 204,250 SQ FT
- › 12 METRES TO UNDERSIDE HAUNCH
- › JUNCTION 31 M62 MOTORWAY

- › SELF CONTAINED SITE
- › EXPAND YOUR HORIZONS
- › QUALITY SPECIFICATION

EXACTING STANDARDS THROUGHOUT...



DESCRIPTION

The property comprises a new build distribution warehouse and industrial facility.

The property has been designed to allow maximum flexibility for a variety of uses and provides a high specification unit within a self-contained landscaped site with extensive external areas for commercial vehicle use.



SPECIFICATION

- 4 no. level access loading doors
- 20 no. dock level loading doors
- 12 metres to underside of haunch
- Extensive self-contained concrete surfaced commercial vehicle yards
- Fully fitted, two storey offices constructed to the outside of the envelope of the main warehouse/industrial area.
- Separate self contained car parking facilities for 120 cars
- Floor loading 50KN/m²
- 45m service yards

562
NORMANTON

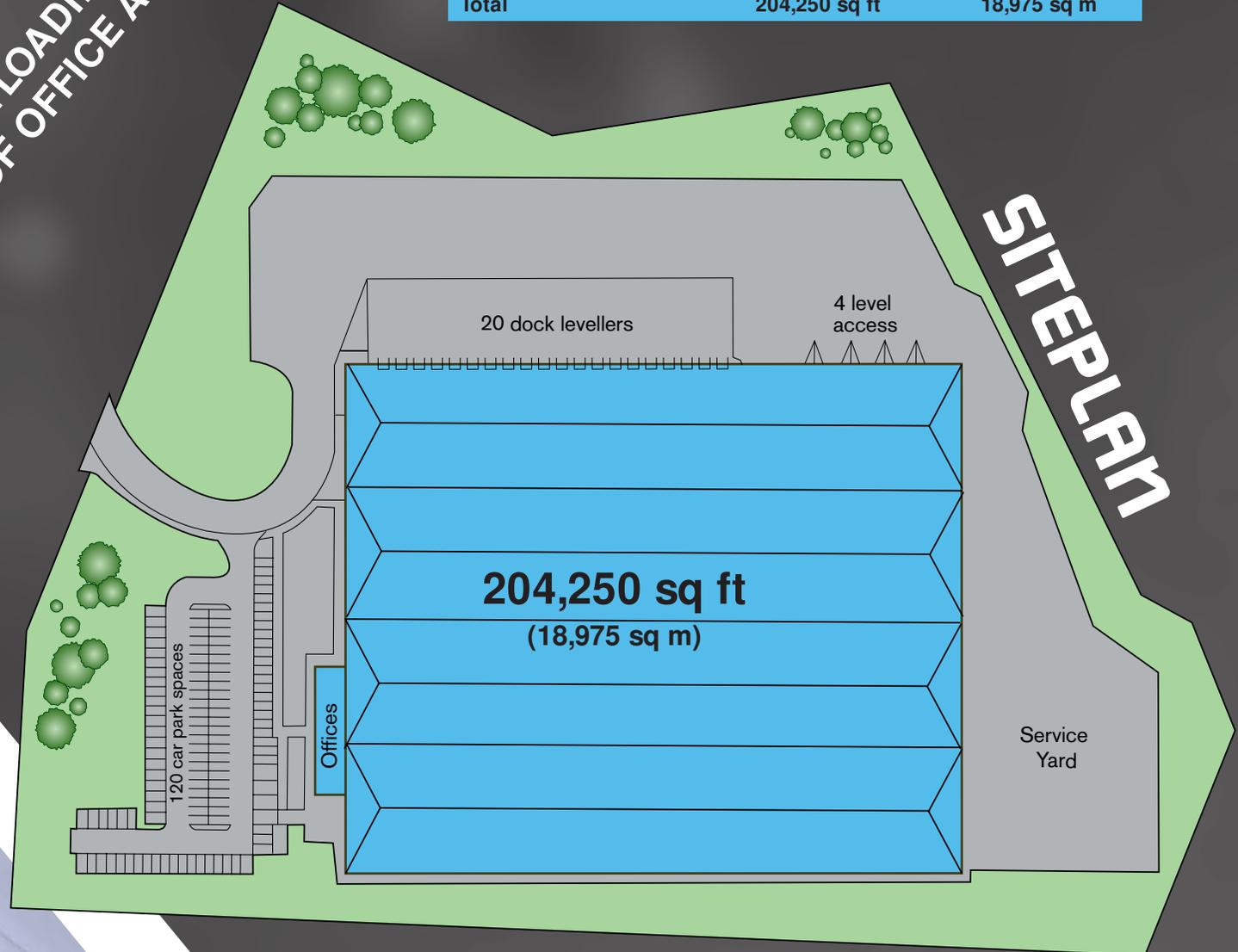


20 DOCK LEVEL LOADING DOORS
4,250 SQ FT OF OFFICE ACCOMMODATION

ACCOMMODATION

The unit provides the following approximate floor areas measured on a gross internal basis and in accordance with the R.I.C.S. Code of Measuring Practice:

| | | |
|------------------------|----------------------|--------------------|
| Warehouse / Industrial | 200,000 sq ft | 18,580 sq m |
| 2 Storey Offices | 4,250 sq ft | 395 sq m |
| Total | 204,250 sq ft | 18,975 sq m |





JUNCTION 31 M62

TO MANCHESTER/ LIVERPOOL/ LEEDS

TO HULL

EXCEPTIONAL LOCATION...

EXTRA SPACE EXTRA BUSINESS

AXIS 62

LOCATION

Axis 62 is situated at Junction 31 of the M62 trans-pennine motorway only 5 miles from its intersection with the M1 motorway and within 6 miles of the recently upgraded A1/A1M interchange.

Being half a mile from Junction 31 and positioned geographically in the centre of the UK, the property has by way of adjacent motorway infrastructure an unrivalled nationwide and regional access.



EXPRESS ACCESS TO THE MOTORWAY NETWORK

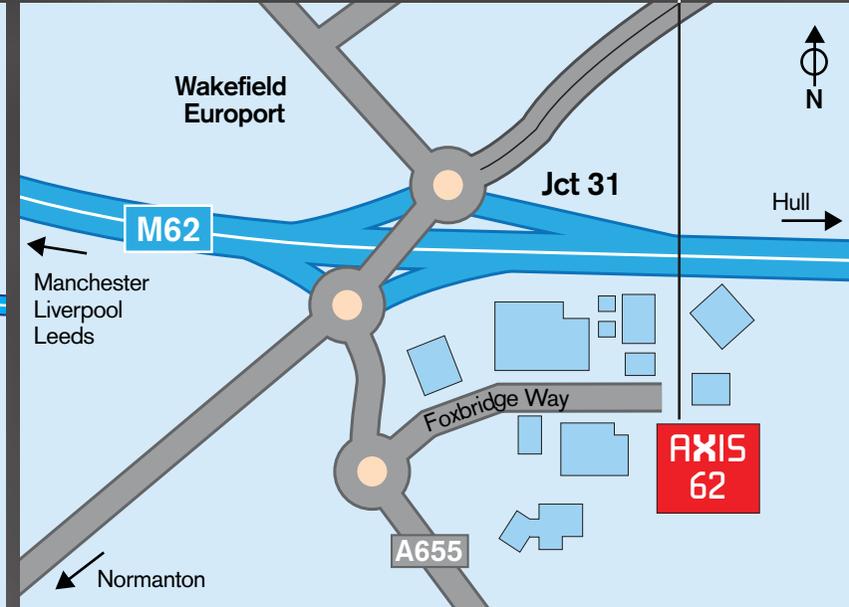
AXIS 62

TERMS

Axis 62 is available by way of a new full repairing and insuring lease for a term of years to be agreed.

The lease will incorporate upwards only rent reviews at regular intervals.

The freehold interest can also be made available.



DRIVE TIMES

| | Miles | Minutes* |
|------------|-------|----------|
| LEEDS | 11.6 | 13 |
| DONCASTER | 20.8 | 22 |
| SHEFFIELD | 34.4 | 37 |
| MANCHESTER | 49.0 | 52 |
| NEWCASTLE | 98.9 | 1H 46 |
| LONDON | 194.7 | 3H 28 |
| GLASGOW | 218.6 | 3H 54 |

*At average 56mph, to the nearest minute.
(Source: MS AutoRoute Express 2004)

FURTHER INFORMATION

For further information, terms and specification please contact either of the joint letting agents.

 **King Sturge**
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CARTER & CO.
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