



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

## **INDUSTRIAL & OFFICE UNIT WITH**

**HOPTON HOUSE, RIPLEY DRIVE,  
NORMANTON INDUSTRIAL ESTATE, WAKEFIELD,  
WF6 1QT**

587.05m<sup>2</sup> (6,320 sq. ft)



- Detached quality unit with secure yard/car park
- High office content of 2,300 sq. ft
- Prominent estate road fronting position close to Junction 31 of M62
- Accommodation currently arranged as a single unit but with potential to divide, as originally designed, to form two self contained units

**0113 2348999**

## Location

The premises are located fronting Ripley Drive at its junction with Good Hope Close (from where the property derives access to its yard/car park) within the established Normanton Industrial Estate off Pontefract Road (A655) within 0.25 miles of Junction 31 of the M62 motorway.



## Description

The premises comprise a steel portal framed detached industrial and office unit under a pitched double skin and insulated profile metal decking roof incorporating translucent roof lights, clad in brickwork, concrete blockwork and profile metal decking with two storey internally constructed administrative offices.

The premises occupy a rectangular site which includes a level, surfaced and secure rear yard with parking, circulation and loading.

## Accommodation

The property was originally developed as two self contained units and could readily be divided again, with the benefit of the opportunity to reinstate utility connections etc. However, the accommodation is currently arranged as follows:-

Floor	Description	M <sup>2</sup>	(sq. ft)
SS	Factory/warehouse	373.27	(4,018)
GF	Offices & works WC's & shower	106.89	(1,151)
FF	Offices	106.89	(1,151)
	<b>GIFA</b>	<b>587.05</b>	<b>(6,320)</b>

## Services & Amenities

Mains three phase electricity, gas, water and drainage are connected to the property.

The property has the benefit of central heating, pipes and radiators to the offices and, comfort cooling to part.

Secondary power and gas connections are currently 'capped off' (originally installed in connection with the property's accommodation layout as two separate and self contained units).

## Business Rates

Through our enquiries of the Valuation Office the premises are assessed for business rates as follows:-

Warehouse & Premises RV 35,000

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Energy Performance Certificate

We have identified the property on the EPC register and confirm the premises have an EPC with energy rating C (66) expiring 03 April 2026.

## Tenure

Freehold and to be offered with vacant possession (pending). The property is to be transferred on an 'as is' basis.

## Price

Offers in the region of £675,000.

## VAT

The price is exclusive of VAT. It is envisaged that VAT will be applicable upon the purchase price.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Andrew Steel**  
**Ben Preston**

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 0738/A/S**  
**July 2024**

**Subject to Contract**



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**www.michaelsteel.co.uk**

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.