



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

MODERN INDUSTRIAL/STORAGE UNIT WITH OFFICES &

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

587m² (6,320 sq. ft)



- Modern detached industrial and office premises with secure yard and onsite parking
- Strategically located fronting Ripley Drive close to Junction 31 M62 (Normanton)
- Immediately available for occupation and suitable for a variety of uses (STP)

0113 2348999

Location

Hopton House is located fronting Ripley Drive at its junction with Good Hope Close (access to the rear yard/car park is via Good Hope Close). The property is within the established Normanton Industrial Estate off the A655 Pontefract Road within ¼ mile of Junction 31 of the M62 motorway.



Description

Hopton House comprises a steel portal framed detached industrial and office building 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 is accessed via 2 large roller shutter doors leading into the rear yard area and internally the property is laid out as follows:

Single storey industrial unit/warehouse 373.27m² (4,018 sq. ft)

Ground floor offices & ancillary facilities 106.89m² (1,151 sq. ft)

First floor offices 106.89m² (1,151 sq. ft)

Gross Internal Floor Area 587.05m² (6,320 sq. ft)

Services

We are advised Hopton House benefits from three phase electricity, gas, water and sewer drainage as well as central heating, comfort cooling and independent lighting. We are advised secondary power and gas connections are currently 'capped' which were previously installed.

However, no tests have been carried out on any of the aforementioned services or appliances and we are therefore unable to comment as to their condition or capacity.

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.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority Wakefield Council 0345 8506506.

Energy Performance Certificate

The premises have an EPC rating of C (66).

Lease Terms

Hopton House is offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on a full repairing and insuring basis.

Rent

£69,500 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT

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

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
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ben@michaelsteel.co.uk

Our Ref: 3587/A/M
Updated March 2025

Subject to Contract



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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.