



FOR SALE

**MODERN FOOD PROCESSING FACILITY
APPROX 1,081 SQ M (11,632 SQ FT)**



**UNITS 2/3
TUSCANY COURT
WAKEFIELD EUROPORT
NORMANTON
WF6 2AE**

Situation & Description

Tuscany Court is situated off Express Way and forms part of Wakefield Europort. Wakefield Europort is between Leeds and Wakefield, just off Junction 31 of the M62, providing access to the M1 and A1M and wider motorway network.

The property comprises two adjoining and interconnecting modern industrial units, fitted out in 2016 as a meat processing facility.

The two units are of steel portal frame construction to 6 m eaves. Internally, there are offices to the front and first floor mezzanine, with the remainder of the property fully fitted for use as a meat processing facility. The fit out creates a ground floor production area formed from insulated wipe down wall and ceiling panels, stainless steel protection panels, none slip sealed flooring with integral drainage channels, chiller and freezer plant and florescent strip lighting.

There are solar panels installed to the south facing pitch of Unit 2.

Accommodation

DESCRIPTION	SQ M	SQ FT
Unit 2		
Ground Floor Offices & WC's	40	431
Production, Chillers, Freezers & Ancillary	399	4,294
First Floor Mezzanine Storage incorporating Canteen and Locker Room	170	1,831
Unit 3		
Ground Floor Offices & WC's	40	431
Production, Chillers, Freezers & Ancillary	399	4,294
First Floor Mezzanine inc Test Kitchen and Boardroom	33	351
TOTAL	1,081	11,632

Services

We understand that all the usual main services are available to the property.

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Rating

The property is assessed as follows:

Unit 2 "Workshop & Premises" at an RV of £32,250.
Unit 2 "Warehouse & Premises" at an RV of £23,500

The Uniform Business Rate for 2018/2019 is 49.3 p.

Energy Performance

An EPC & Recommendation Report may be downloaded from www.wignallbrownlow.co.uk.

Tenure

We understand the property tenure is Freehold.

The roof space on Unit 2 is let on a 25 year lease to Solargen Plus Limited (SPL).

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

Terms

Offers are invited for the benefit of the freehold interest.

Viewing

Strictly by appointment with Wignall Brownlow.

Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.

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SUBJECT TO CONTRACT**



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