



## Detached Warehouse / Industrial Premises 41,562 Sq Ft (3,861.11 Sq M)

- Due to be refurbished
- Superb access to Leeds City Centre, Leeds Outer Ring Road (A6110) & M621 Motorway
- Eaves height of 7 metres
- Large secure yard and loading area
- Loading via 6 ground level loading doors
- Fully secure site with gated and barrier entry system
- Separate car parking



## Location

The property is strategically located just off Gelderd Road (A62), less than 1 mile from Junction 1 of the M621 Motorway and approx. 1.5 miles from Leeds City Centre.

The premises are accessed off Lowfields Road, which leads directly to Gelderd Road (A62).

## Description

The property provides a detached warehouse / industrial facility, which benefits from the following specification;

- Due to be refurbished
- Eaves height of 7 metres
- Large secure yard and loading area
- Loading via 6 ground level loading doors
- Fully secure site with gated and barrier entry system
- Separate car parking

## Accommodation

Area	Sq. m	Sq. ft
Warehouse	3,468.20	37,332
Ground Floor Offices / Showroom	154.90	1,668
Ground Floor Canteen	83.10	894
First Floor Offices	154.90	1,668
<b>Total</b>	<b>3,861.10</b>	<b>41,562</b>



PROPERTY CONSULTANTS

Agency | Building Surveying and Project Management | Investment | Lease Advisory and Asset Management



## EPC

A copy of the EPC certificates and reports are available on request.

## Legal Costs

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

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

## Viewings

For further information or to arrange a viewing please contact;

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