



Supreme House

Lotherton Way, Leeds, LS25 2JY

SELF CONTAINED INDUSTRIAL WAREHOUSE WITH OFFICE ACCOMODATION

10,615 sq ft
(986.17 sq m)

- Self contained unit
- Secure yard with dedicated loading areas
- 3-phase electricity supply
- Ample car parking
- Excellent motorway links
- Good office provisions
- 2 roller shutter doors



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Summary

Available Size	10,615 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Supreme House is located on Lotherton Way in Garforth, approximately one mile from Junction 47 of the M1/A1 motorway, offering regional and national connectivity. The property is prominently positioned within the well-established Lotherton Way Industrial Estate, accessed off the A62 Aberford Road, providing direct links to Garforth town centre with Garforth train station just a short walking distance away.

Description

Supreme House is of steel portal frame construction, incorporating a combination of brick and profile metal sheet cladding to the elevations. It sits under profile metal clad roof with translucent roof lights covering approx. 10% and has a concrete floor.

The unit benefits from the following specification:

Warehouse:

- 3 phase electricity
- 2 x electric roller shutter doors
- Secure yard
- Generous parking
- Max Eaves 6m

Offices:

- Over two floors
- 2 x WC (Male & Female)
- Kitchenette facilities
- Open plan office with partitioned meeting rooms

Accommodation

The accommodation comprises the following areas: * First Floor Offices could be let on a separate basis

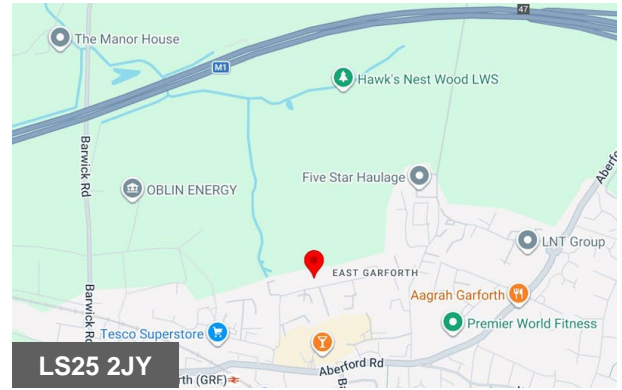
Name	sq ft	sq m	Availability
Unit - Warehouse	7,415	688.88	Available
Unit - GF Offices	1,600	148.64	Available
1st - FF Offices*	1,600	148.64	Available
Total	10,615	986.16	

Terms

Supreme House is available by way of a new full repairing and insuring lease for a term of years to be negotiated

Viewings

Viewings are available, strictly by appointment only.



Viewing & Further Information



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