



FOR SALE / TO LET

Belfry Road, Cross Green Approach, Leeds, LS9 0SG

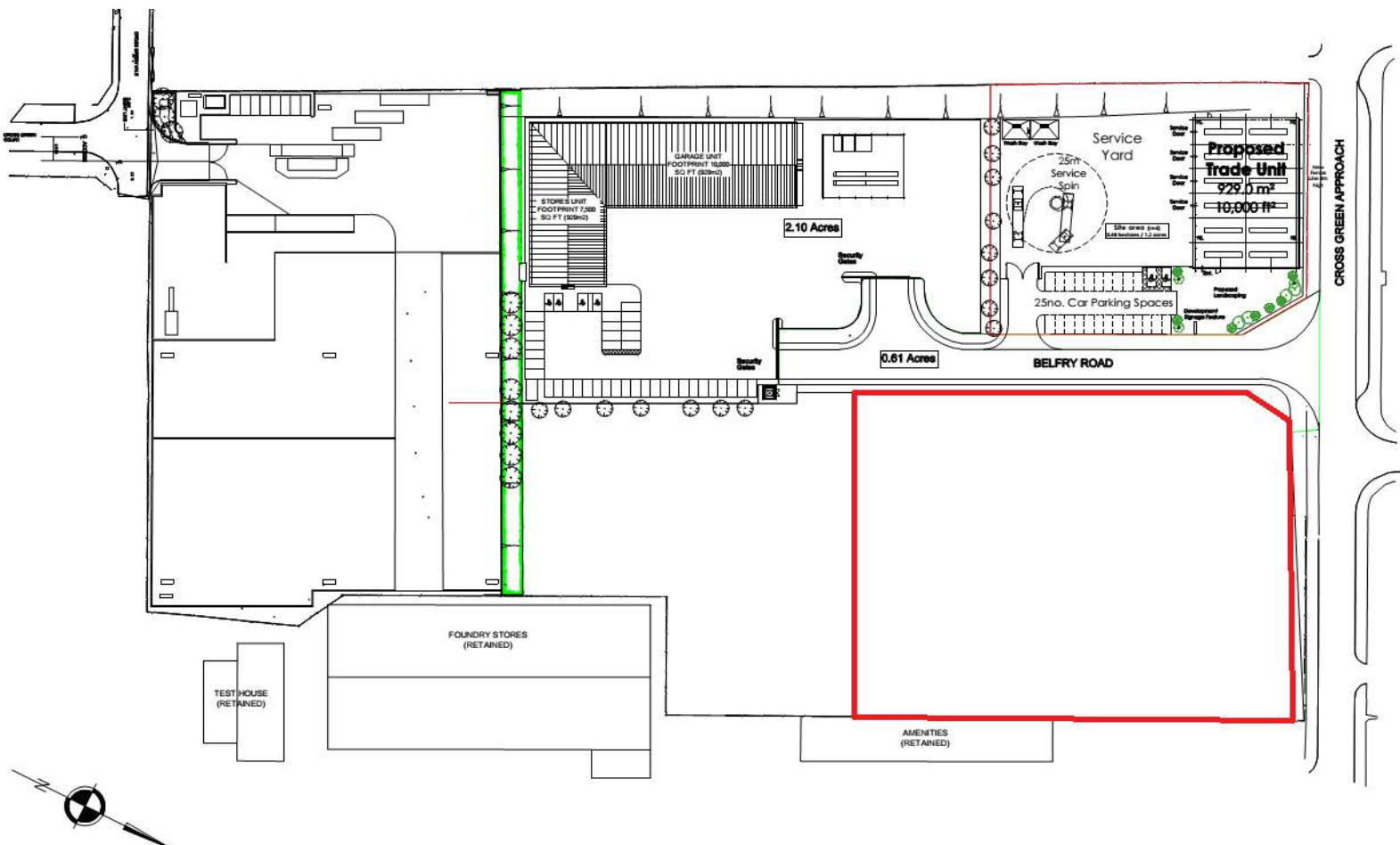
15,000 - 40,000 sq. ft (1,394 - 3,716 sq. m)

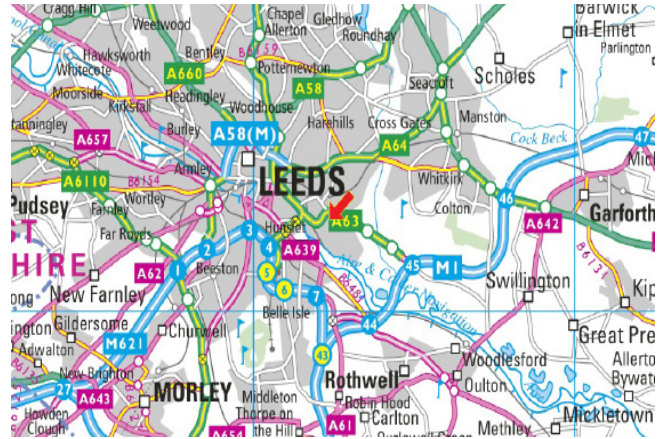
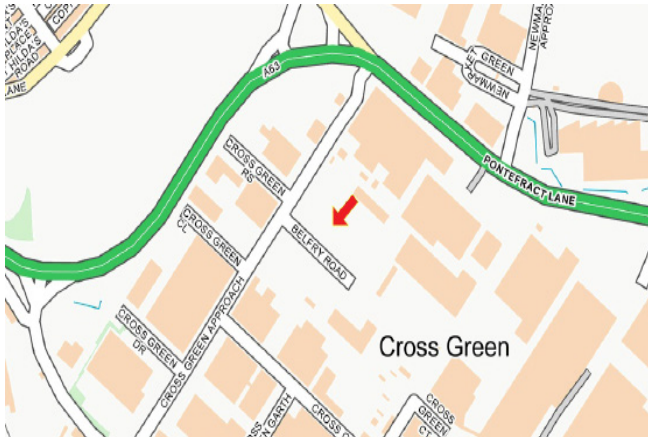
Design and Build Industrial / Warehouse Premises

- Available for occupation from Q2 2020
- Excellent location within 2 miles of both Junction 45 of the M1 Motorway and Leeds City Centre
- Bespoke opportunities available
- Predominantly level and regular shaped site

☎ 0113 245 6000

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Location

The property is located on the well established and popular Cross Green Industrial Estate just off Pontefract Lane (A63). The site is strategically located within 1.5 miles of Leeds City Centre to the east and within 2 miles of Junction 45 of the M1 Motorway to the west.

The site is accessed from Belfry Road which provides access to Pontefract Road (A63) via Cross Green Approach.

Notable local occupiers include Symingtons, FedEx, Amazon, John Lewis and Yesss Electrical.

Description

The property comprises a 2 acre (0.81 ha) plot which can be developed out to accommodate a single unit of up to 40,000 sq. ft or multiple smaller units.

Services

We understand that all mains services are available for connection.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction.

Terms

Bespoke design and build opportunities are available on either a Freehold or Leasehold basis.

Further information including price and rent are available upon application.

Viewings

For further information or to arrange a viewing please contact;

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