



Detached Industrial / Manufacturing Premises 25,098 Sq Ft (2,331.6 Sq M)

- Prominently fronting on Whitehall Road (A58)
- Loading via 5 electrically operated roller shutter doors
- Large secure yard and loading area with separate parking
- Large power supply of up to 800 KVA
- High quality ancillary offices and showroom accommodation
- 1.8 acres of additional hard standing potentially available



Location

The property sits prominently fronting onto Whitehall Road (A58) and is strategically located circa 2 miles to the north of Junction 27 of the M62 / M621 Motorway, just over 2 miles to the south west of the Leeds Outer Ring Road (A6110), just under 4.5 miles to the south west of Leeds City Centre and just over 5 miles to the east of Bradford City Centre.

The property itself is accessed directly off Whitehall Road (A58).

Description

The property provides a detached industrial / manufacturing building, which benefits from the following specification;

- Prominently fronting on Whitehall Road (A58)
- Loading via 5 electrically operated roller shutter doors
- Large secure yard and loading area with separate parking
- Large power supply of up to 800 KVA
- High quality ancillary offices and showroom accommodation
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Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	1,686.22	18,151
Ground Floor Offices	313.22	3,372
First Floor Offices	332.26	3,577
Total	2,331.70	25,098



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 on a freehold basis or by way of a new full repairing and insuring lease for a term to be agreed.

Rent / Price on application.

Viewings

For further information or to arrange a viewing please contact;

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