



## Modern Trade Counter / Warehouse Premises 6,016 Sq Ft (558.89 Sq M)

- Highly prominent location
- Within 0.7 miles of Leeds City Centre
- Eaves height of 6.39 metres
- Shared and secured concrete yard and parking area



## Location

The property is situated in a highly prominent position off Roseville Road (A58). The premises offers access to A64 (M) York Road via the A61 and is within 0.70 miles of Leeds City Centre.

## Description

The unit comprises a modern trade counter / warehouse premises and benefits from the following specification;

- Highly prominent location
- Full height ground level loading door
- Eaves height of 6.39 metres
- Shared and secure concrete yard and parking area
- Potential for 16 car parking spaces

## Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	431.88	4,649
Front Offices	40.46	436
Rear Offices	86.59	932
<b>Total</b>	<b>558.93</b>	<b>6,016</b>
Mezzanine	40.46	436



## EPC

The current energy performance rating for the property is C-56. 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;

Daniel Walker  
0113 200 3988  
daniel@gvproperty.co.uk

Jonathan Jacob  
0113 285 5984  
jonathan@gvproperty.co.uk



PROPERTY CONSULTANTS

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