

COMING SOON
2 x Fully refurbished units of
7,524 and 9,375 sq ft



- Prime location within close proximity to Leeds City Centre and within 2 miles of J45 M1 Motorway
- Fully secure, large concrete yard areas
- High quality two storey office accommodation

Units 1 & 2, Hapco House, Cross Green Way, Leeds, LS9 0SE

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LOCATION

Units 1 & 2 Hapco House are situated within the highly popular and well-established Cross Green Industrial Estate some 1.5 miles to the east of Leeds City Centre and some 1.9 miles to the west of Junction 45 of the M1 motorway.

The properties are accessed off Cross Green Way and Cross Green Vale with access to Pontefract Lane (A63) via both Knowsthorpe Lane and Knowsthorpe Gate.

DESCRIPTION

Both properties are undergoing a full refurbishment to a high standard. The units will benefit from the following specification:



High quality two storey office accommodation



Fully secure, large concrete yard areas

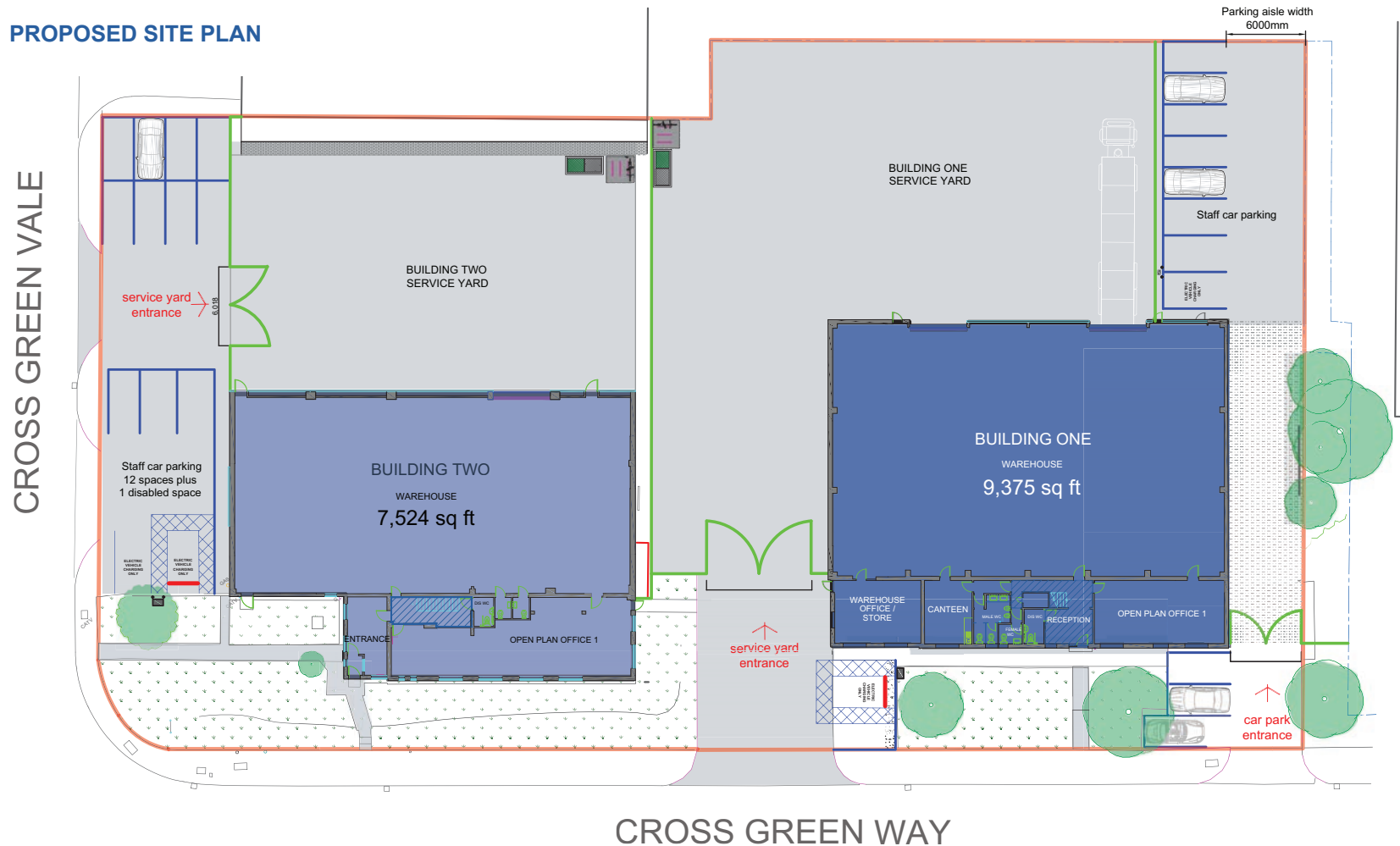


Full height ground level roller shutter doors

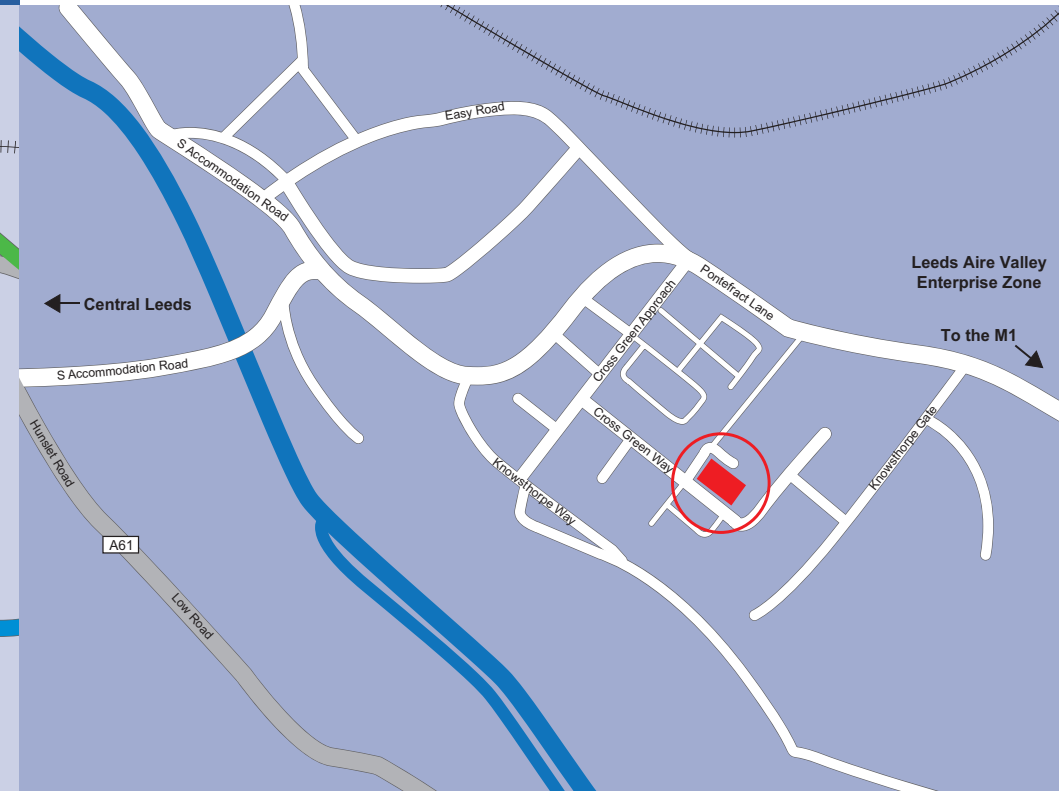
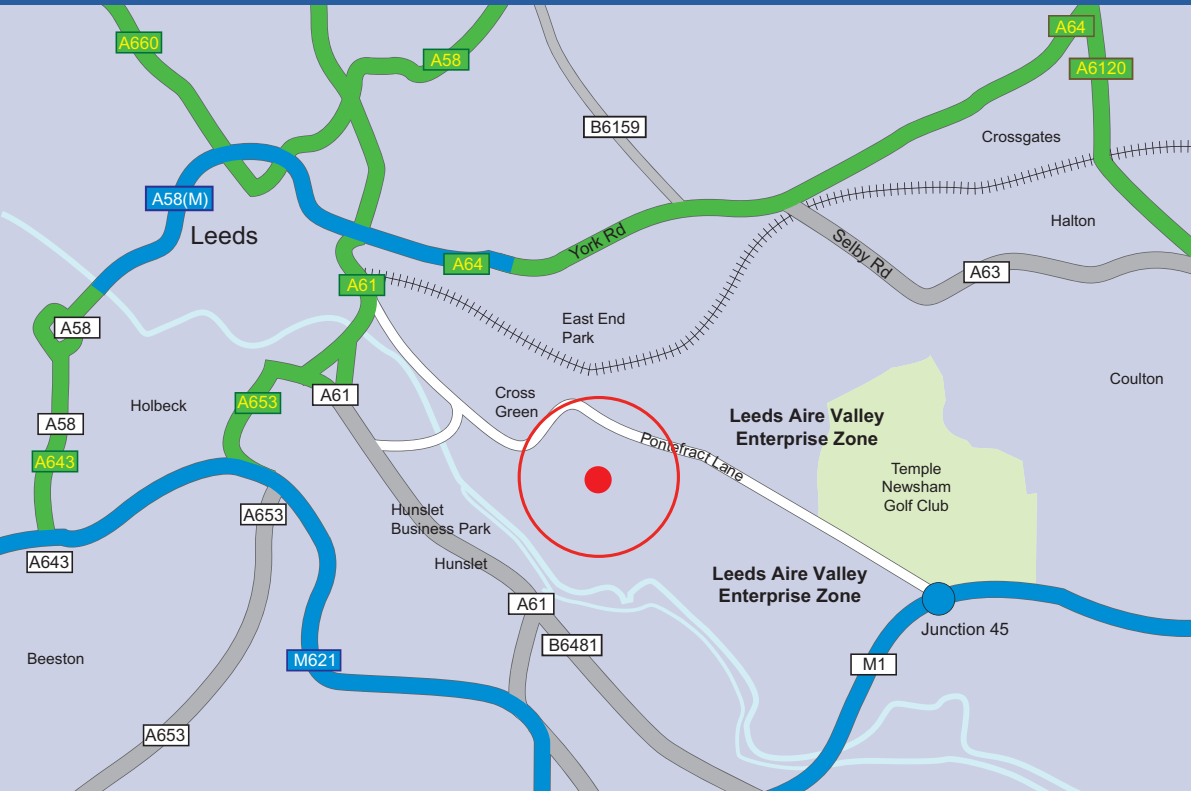


Staff welfare provisions

PROPOSED SITE PLAN



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TERMS

The units are available to let on new lease terms to be agreed. Rent on application.

EPC

The units will be assessed on completion of the works.

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither GV&Co, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. August 2023.

CONTACT DETAILS

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