



## 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	323.26	3,577
<b>Total</b>	<b>2,331.70</b>	<b>25,098</b>

## 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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