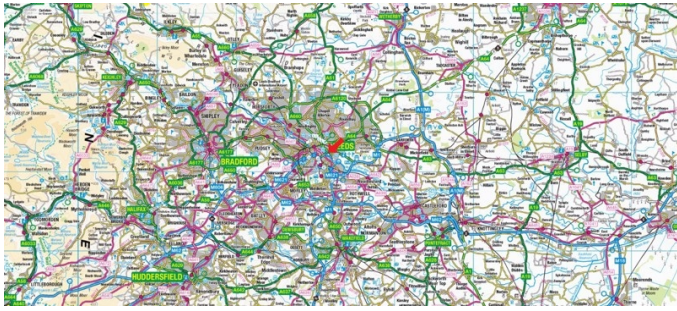




Modern Warehouse / Industrial Unit 2,967 Sq Ft (275.63 Sq M)

- To be fully refurbished
- Superb fringe of Leeds City Centre location with excellent motorway access
- Eaves height of 7.2 metres
- Large shared secure yard and loading area
- Loading via a single electrically operated ground level door



Location

The property is strategically situated 1 mile north of Junction 4 of the M621 Motorway, approximately 1.5 miles east of Leeds City Centre and within 3 miles of Junction 45 of the M1 Motorway.

The property itself is accessed off Bridgewater Road and leads directly to Junction 45 of the M1 Motorway via Pontefract Lane (A63).

Notable occupiers on the estate include Johnsons Workwear, Premier Paper and Stevenswood.

Description

The property comprises a modern warehouse/industrial unit with the benefit of the following specification;

- Eaves height of 7.2 metres
- Large shared secure yard and loading area
- Loading via a single electrically operated ground level door
- High quality ancillary offices

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	223.88	2,410
Offices	51.80	558
Total	275.68	2,967



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 leasehold basis.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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