



Headquarter Warehouse / Industrial / Office Premises

8,654 Sq Ft (803.96 Sq M)

Lynthorne House, Intercity Way, Leeds,
West Yorkshire, LS13 4LX

- Up to circa 5,000 sq. ft of HQ offices / R&D facilities
- Modern atrium / shared reception area
- Large power supply
- Warehouse height up to 10.31 metres
- Loading via ground and raised roller shutter doors

Location

The property is strategically located within 1/2 mile from the Stanningley By-Pass / Leeds Outer Ring Road (A647) and sits approximately 5 miles from both Bradford and Leeds City Centres.

The property is accessed off Intercity Way, which leads directly to the Stanningley By-Pass / Leeds Outer Ring Road (A647) via Swinnow Lane and Swinnow Road.

Description

The property provides an extremely modern and unique Headquarter warehouse / industrial / office premises with the following specification:

- Up to circa 5,000 sq. ft of HQ offices / R&D facilities
- Modern atrium / shared reception area
- Large power supply
- Warehouse height up to 10.31 metres
- Loading via a single ground and single raised roller shutter door
- Large secure car park

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	322.26	3,469
Offices	481.67	5,185
Total	803.93	8,654



Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

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.

Viewings

For further information or to arrange a viewing please contact;

Will Woodhall
0113 200 3987
will@gvproperty.co.uk

Paul Mack
0113 285 5981
paul@gvproperty.co.uk

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



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



PROPERTY CONSULTANTS