



Self Contained Industrial Unit 2,293 Sq Ft (213.02 Sq M)

- Superb access to both the M1 Motorway and Leeds City Centre
- Loading via a single electric shutter door
- Single story extension to the warehouse with additional personnel access
- Ancillary welfare provisions



Location

The property is situated in an established and popular industrial location and is strategically positioned approximately 1/2 mile from both Junctions 5 and 6 of the M621 Motorway less than 2 miles from Leeds City Centre.

The building itself is accessed off Beza Road, which leads directly to Junction 5 of the M621 Motorway via Tulip Street.

Description

The property benefits from the following specifications:

- Superb access to both the M1 Motorway and Leeds City Centre
- Loading via a single electric roller shutter door
- Single story extension to the warehouse with additional personnel access
- Ancillary welfare provisions

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	213.06	2,293
Total	213.06	2,293



EPC

This property has an EPC rating of B 49

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;

GV&Co Limited
Paul Mack
0113 285 5981
paul@gvproperty.co.uk

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

Adair Paxton
Alfie Stevens-Neale
0113 239 5778



PROPERTY CONSULTANTS

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