



Cost Effective Good Quality Industrial / Warehouse Premises

15,990 Sq Ft (1,485.47 Sq M)

- Cost effective warehouse / industrial premises
- Short / flexible lease terms available
- Superb access to the A1 (M) and M62 Motorways, Leeds and North Yorkshire
- Eaves height of 7.87 metres
- Oversized electrically operated ground level loading door
- Potential secure yard of up to 1.3 acres



Location

Moor Lane Trading Estate is situated within the established and highly popular Sherburn Industrial Estate, which is strategically located circa 5 miles to the north east of Junction 42 of the A1(M) Motorway and just over 8.5 miles to the north east of Junction 32A of the M62 Motorway.

Moor Lane Trading Estate itself is accessed off Moxon Way, which leads directly onto Bishopdyke Road (B1222) via Aviation Road

Description

The premises comprise a good quality industrial / warehouse property which benefits from the following specification; ▸

- Eaves height of 7.87 metres
- Oversized electrically operated ground level loading door
- Potential secure yard of up to 1.3 acres
- Ancillary office accommodation / welfare facilities if required

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	1,485.47	15,990



EPC

A copy of the EPC certificate and report is 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 by way of a new full repairing and insuring lease for a term to be agreed.

Short / flexible lease terms are available.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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