



## Queen Street

Stourton, Leeds, LS10 1SB

### High Specification New Build Warehouse / Distribution Facility

**170,500 sq ft**  
(15,839.97 sq m)

- Full Planning Granted
- 8.53 acres site
- Generous parking
- Target EPC 'A'
- Target Breeam 'Excellent'
- Fully fenced and secured site

# Queen Street, Stourton, Leeds, LS10 1SB

## Summary

<b>Available Size</b>	170,500 sq ft
<b>Business Rates</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

An opportunity to acquire a new Industrial / Logistics facility with full planning consent. Ready for Occupation within 12 months of agreeing a lease.

## Location

Queen Street is situated between Pontefract Road in the east and Wakefield Road in the west, some 2.5 miles outside Leeds City Centre. The site sits within a popular and well-established industrial area with a mixed of occupiers. The site benefits from strong access links to the M621 at Junctions 6 & 7. The M1 is also within easy reach with Junction 44 being situated approximately 2 miles away via Pontefract Road.

## Specification

The property will be built to the following specification:

- \* 243 car parking spaces (inc EV)
- \* 15m Eaves
- \* 14 loading dock levellers
- \* 2 ground level/drive in access doors
- \* 50 Kn/m2 warehouse floor
- \* Large car parking, loading and circulation areas
- \* Fully fenced and secured site

## Viewings

For further information or to arrange a viewing please contact the letting agents.

## Terms

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. Further details are available upon request.

## VAT & Legal Costs

VAT will be charged where applicable.

Each party to be responsible for their own legal costs incurred in the transaction.



## Viewing & Further Information



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