

54A

DOLLY LANE » LEEDS » LS9 7NN

Modern Warehouse / Industrial Premises

7,809-18,172 sq.ft (725-1,688 sq.m)



TO LET/ MAY SELL

- Superb access to Leeds City Centre, the M621 and M1 Motorways
- Eaves height of 6.2 metres
- Large secure yard and loading area
- Loading via 2 electric ground level doors

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DESCRIPTION

The property provides a fully refurbished warehouse / industrial premises, which will benefit from the following specification;



Eaves height of 6.2 metres



Large secure yard and loading area



Loading via 2 electric ground level doors



High quality ancillary office / welfare facilities

ACCOMMODATION

	Sq. M	Sq. Ft
Ground Floor Offices	104.33	1,123
First Floor Offices	104.55	1,125
Warehouse	1,479.40	15,924
Total	1,688.28	18,172



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LOCATION

The property is strategically situated approximately 1 mile to the north east of Leeds City Centre and is within close proximity to two major arterial routes leading into the City being York Road (A64) and Scott Hall Road (A61).

The premises are also located circa 2.5 miles north of the M621 Motorway and just over 4 miles north west of Junction 45 of the M1 Motorway.

The property itself is accessed off Dolly Lane, which leads directly onto Roseville Road (another major arterial road into the City) via Rosebud Walk.

TERMS

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

Alternatively our client will consider a sale of the freehold interest.

RENT/PRICE

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.



Click here to view
the Google Maps link



What3words link
[gentle.lifted.cult](https://www.what3words.com/gentle.lifted.cult)



FURTHER INFORMATION

For further information
or to arrange a viewing
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