



UNIT 2

PONTEFRACT LANE

CROSS GREEN, LEEDS LS9 0RR

- Prominent road side frontage
- Direct access to J45 of the M1 motorway
- Internal eaves heights of 5m
- Access via 2 x electric ground level roller shutters
- Secure private yard with 360 access & circa 25 car parking spaces

18,810 sq ft (1,748 sq m)

Detached industrial warehouse unit of steel portal frame construction with brick and profile metal clad elevations, under a pitched profile metal roof with approximately 10% translucent roof panels.

Internally, the warehouse comprises brickwork and profile metal clad elevations, concrete slab floor and eaves height of 5m. The warehouse benefits from sodium lighting and two electric ground level roller shutters. The property benefits from a two-storey office block to the front of the unit. Externally, the property benefits from secure concrete service yard with full height palisade fencing and gated entrance. There is also parking for circa 25 vehicles.

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LOCATION

The property is located in Cross Green, Leeds' premier industrial location approximately 1 mile south east of Leeds City Centre. The East Leeds Link Road, provides direct access to Junction 45 of the M1, further enhancing the popularity of the estate.



ACCOMMODATION

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	14,890	1383.30
Ground	Warehouse Office	1,338	124.34
Ground & First	Office Block	2,582	239.94



VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs occurred in any transaction.

BUSINESS RATES

Rateable Value - £95,500. For further information please visit the Valuation office agency website (www.voa.gov.uk).

EPC

Rating C. A full copy of the EPC is available upon request.

FURTHER INFORMATION / VIEWING

For further information on availability and terms; please contact:



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Elliot Bloodworth
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Alternatively, please contact the landlord directly:



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