



Highly Prominent Modern Detached Industrial / Warehouse Premises

15,358 Sq Ft (1,426.76 Sq M)

- Superb access to Leeds City Centre, M1 & M62 Motorways
- Highly prominent position with frontage onto Pontefract Lane (A63)
- Eaves height of 7.69 metres
- Loading via 2 dock level, 3 raised and 1 ground level roller shutter door
- Two storey offices and welfare facilities



Location

The property is situated on the established and highly popular Cross Green Industrial Estate, which is strategically located just off Pontefract Lane (A63), approximately ½ mile from Junction 45 of the M1 Motorway and circa 1 mile from Leeds City Centre.

The property itself is accessed off Felnex Road, which leads directly onto Pontefract Lane (A63) via Newmarket Lane.

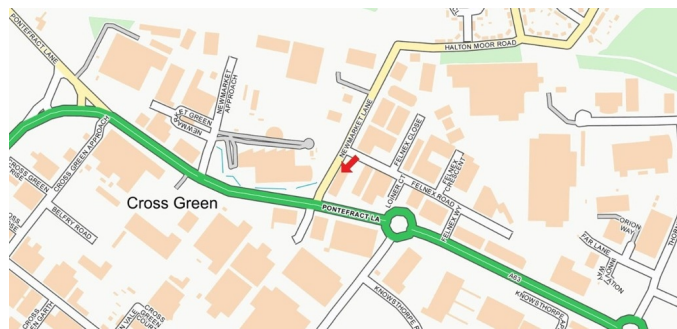
Description

The property provides a modern detached industrial / warehouse facility, which benefits from the following specification;

- Highly prominent position with frontage onto Pontefract Lane (A63)
- Eaves height of 7.69 metres
- Loading via 2 dock level, 3 raised and 1 ground level roller shutter door
- Two storey offices and welfare facilities

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	967.07	10,409
Ground Floor Office	260.92	2,809
First Floor Office	198.84	2,140
Total	1,426.83	15,358



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.

Terms

The property is 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.

Further details including the rent and price are available upon application.

Viewings

For further information or to arrange a viewing please contact;

Paul Mack
0113 285 5981
paul@gvproperty.co.uk

Jonathan Jacob
0113 285 5984
jonathan@gvproperty.co.uk

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



PROPERTY CONSULTANTS

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