



Modern Detached Warehouse / Industrial Unit 18,792 Sq Ft (1,745.78 Sq M)

- Superb access to Leeds City Centre and the Leeds Outer Ring Road (A6110)
- Eaves height of 7.38 metres
- Loading via 3 electric ground level doors
- Large secure yard and loading area
- Fully secure site with electric gated entrance



Location

The property is situated just off Tong Road (B6154) and is strategically located under 1 mile from the Leeds Outer Ring Road (A6110), circa 1.5 miles from both the Armley Gyratory and Leeds City Centre and approx. 2 miles from Junction 2 of the M621 Motorway.

The property itself is accessed off Carr Crofts Drive, which leads directly onto Tong Road (B6154) via Carr Crofts.

Description

The property provides a modern detached warehouse / industrial unit with the following specification;

- Eaves height of 7.38 metres
- Loading via 3 electric ground level doors
- Large secure yard and loading area + rear secure yard
- Fully secure site with electric gated entrance
- Modern 2 storey ancillary office / welfare facilities

Accommodation

Area	Sq. m	Sq. ft
Warehouse	1,515.45	16,312
Ground Floor Offices	115.19	1,240
First Floor Offices	115.19	1,240
Total	1,745.83	18,792



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 freehold sale or alternatively our client will consider a new full repairing and insuring lease, for a term to be agreed.

Price and rent on 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



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