



## Supreme House

Lotherton Way, Leeds, LS25 2JY

### **SELF CONTAINED INDUSTRIAL WAREHOUSE WITH OFFICE ACCOMMODATION**

**9,015 to 10,615 sq ft**  
(837.52 to 986.17 sq m)

- Self contained unit
- Secure yard with dedicated loading areas
- 3-phase electricity supply
- Ample car parking
- Excellent motorway links
- Good office provisions
- 2 roller shutter doors



# Supreme House, Lotherton Way, Leeds, LS25 2JY

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 9,015 to 10,615 sq ft              |
| Rent           | Rent on application                |
| Business Rates | N/A                                |
| Service Charge | N/A                                |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (64)                             |

## Location

Supreme House is located on Lotherton Way in Garforth, approximately one mile from Junction 47 of the M1/A1 motorway, offering regional and national connectivity. The property is prominently positioned within the well-established Lotherton Way Industrial Estate, accessed off the A62 Aberford Road, providing direct links to Garforth town centre with Garforth train station just a short walking distance away.

## Description

Supreme House is of steel portal frame construction, incorporating a combination of brick and profile metal sheet cladding to the elevations. It sits under profile metal clad roof with translucent roof lights covering approx. 10% and has a concrete floor.

The unit benefits from the following specification:

Warehouse:

- 3 phase electricity
- 2 x electric roller shutter doors
- Secure yard
- Generous parking
- Max Eaves 6m

Offices:

- Over two floors
- 2 x WC (Male & Female)
- Kitchenette facilities
- Open plan office with partitioned meeting rooms

## Accommodation

The accommodation comprises the following areas: \* First Floor Offices could be let on a separate basis

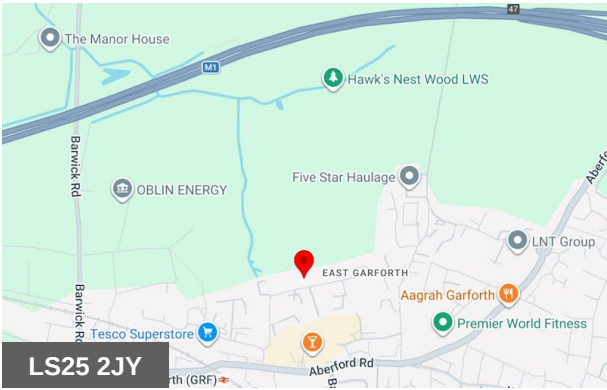
| Name              | sq ft  | sq m   | Availability |
|-------------------|--------|--------|--------------|
| Unit - Warehouse  | 7,415  | 688.88 | Available    |
| Unit - GF Offices | 1,600  | 148.64 | Available    |
| 1st - FF Offices* | 1,600  | 148.64 | Available    |
| Total             | 10,615 | 986.16 |              |

## Terms

Supreme House is available by way of a new full repairing and insuring lease for a term of years to be negotiated

## Viewings

Viewings are available, strictly by appointment only.



## Viewing & Further Information



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