



PROPERTY CONSULTANTS

# FOR SALE

## Detached Industrial / Warehouse / Office / Data Centre Facility

### 36,240 sq ft (3,366.86 sq m)



- Situated on the southern fringe of Leeds City Centre
- Fully secure site with 2 x electric gated entrances
- Loading via 2 electric roller shutter doors
- Power supply of 800 KVA with back up generator
- Headquarter style offices with dedicated reception

Boundary for identification purposes only.

**Stafford House, Leathley Road / Ivory Street, Leeds, LS10 1BG**



## DESCRIPTION

The premises provide a detached warehouse / industrial / office / data centre facility, which benefits from the following specification;



Fully secure site  
with 2 x electric  
gated entrances



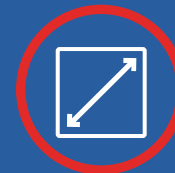
Loading via  
2 electric roller  
shutter doors



Power supply of  
800 KVA with back  
up generator



Headquarter style  
offices with  
dedicated reception



Large yard and  
loading areas



Generous car  
parking provision



## SITE AREA

The property sits on a site  
area measuring approx.  
1.43 acres (0.59 hectares).

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## ACCOMMODATION

The property has the following gross internal floor areas;

| Accommodation        | Sq m            | Sq ft         |
|----------------------|-----------------|---------------|
| <b>UNIT 1</b>        |                 |               |
| Warehouse            | 710.65          | 7,649         |
| Ground Floor Offices | 147.25          | 1,585         |
| <b>UNIT 2</b>        |                 |               |
| Ground Floor Offices | 139.42          | 1,501         |
| First Floor Offices  | 139.42          | 1,501         |
| Warehouse            | 892.17          | 9,603         |
| <b>UNIT 3</b>        |                 |               |
| Ground Floor Offices | 63.64           | 685           |
| First Floor Offices  | 63.64           | 685           |
| Warehouse            | 356.37          | 3,836         |
| <b>UNIT 4</b>        |                 |               |
| Ground Floor Offices | 427.15          | 4,598         |
| First Floor Offices  | 427.15          | 4,598         |
| <b>Total</b>         | <b>3,366.86</b> | <b>36,240</b> |

## EPC

A copy of the EPC is available upon request.

## PLANNING

The property has been used for a mix of uses including offices and warehouse, which fall under Use Classes E & B8.

Interested parties should make their own enquiries via the Leeds City Council Planning Authority on 0113 222 4409.

The building is within the South Bank district, which is a mixed-use district and the site therefore has potential for a variety of alternative uses.

## TENURE

The property is available by way of a sale of the freehold interest - title number WYK512438.

Price on application.

## DATAROOM

Access to the dataroom is available on request.

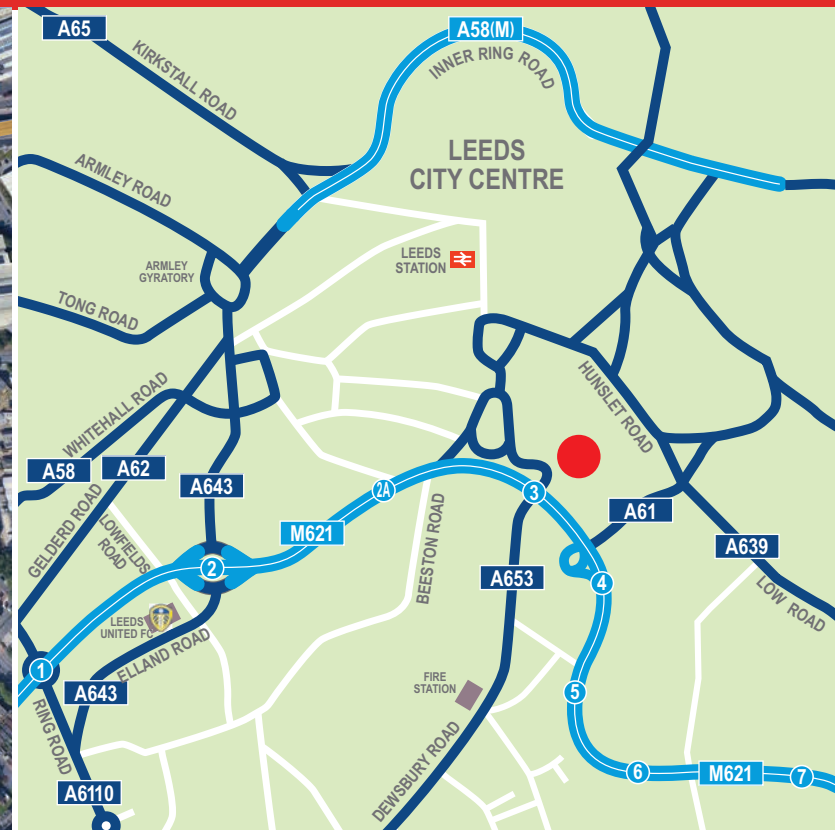
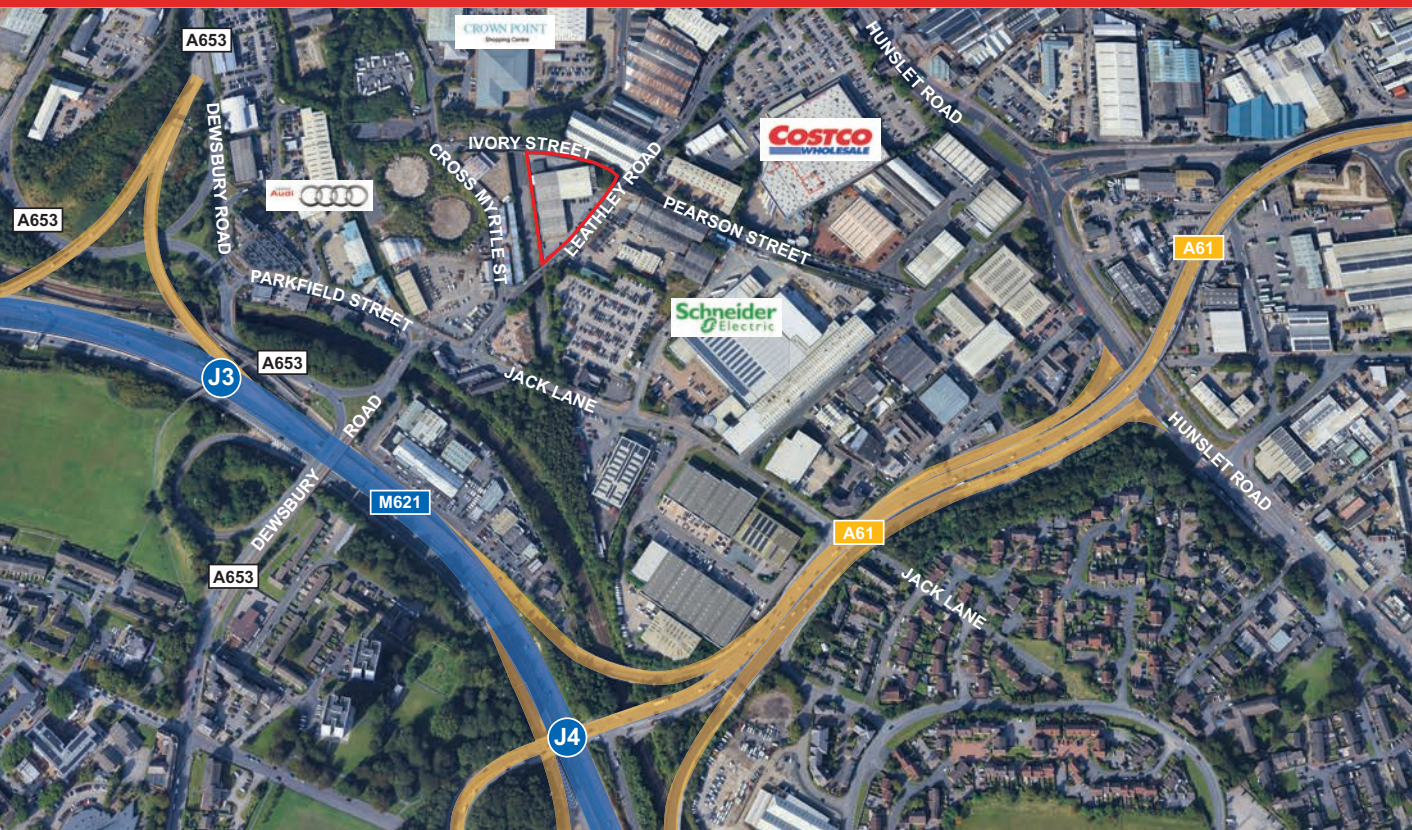


Boundaries for identification purposes only.



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## LOCATION

The property is situated in a prime location on the southern fringe of Leeds City Centre and offers immediate access to both Junctions 3 and 4 of the M621 Motorway.

The property itself is accessed off both Leathley Road and Ivory Street.

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## CONTACT DETAILS

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