



Unit 6

Leeds Twenty-Seven Industrial Estate, Bruntcliffe Avenue, Leeds, LS27 0TG

Industrial / Warehouse To Let

53,118 sq ft
(4,934.82 sq m)

- Self-contained building with yard and parking
- Located 1 mile from J27 of M62 and M621
- Approx. 8m Eaves height
- Available individually or combined with Unit 7
- 3 Ground level loading doors

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Summary

Available Size	53,118 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Location

Leeds 27 is strategically located 1.6 km (1 mile) from Junction 27 of the M62 and M621, approximately 8 km (5 miles) to the south of Leeds city centre. From J27, the estate is accessed via the A650 Wakefield Road and the A643 Bruntcliffe Lane, which leads onto the main estate road. Junction 27 of the M62 provides unparalleled motorway access to the country’s national road infrastructure via the M1 and A1(M) to the East and the M6 to the West. The motorways in turn link into the region’s major rail, sea and air freight terminals.

Description

Unit 6 comprises of a modern detached industrial warehouse constructed in the early 1990’s with ancillary offices and extends to

The units benefits from the following specification:

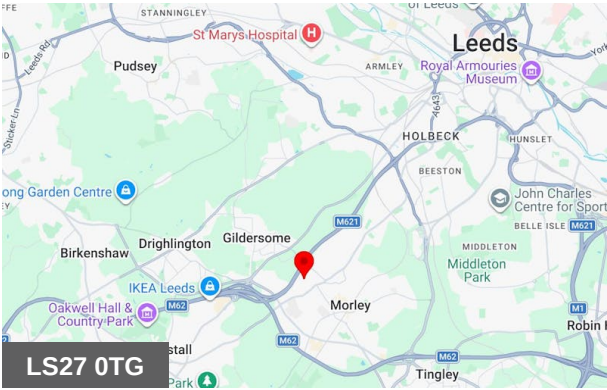
- Steel portal frame construction with profile sheet clad elevations and roof with translucent roof lights
- Eaves height of approximately 8m
- Total 3 ground level loading doors
- Self-contained building with yard and parking

Viewings

Viewings are strictly by appointment only, please contact agent direct.

Terms

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



Viewing & Further Information



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