

# UNIT 2 TRISTRAM CENTRE

Brown Lane West, Leeds, LS12 6BF

**7,737 SQ FT (718.68 SQ M)**



## TO LET MODERN WAREHOUSE /INDUSTRIAL UNIT



- To be fully refurbished
- Eaves height of 7.13 metres
- Modern 2 storey ancillary offices
- Superb access to both Leeds City Centre and the M621 Motorway

## LOCATION

The property is located on the well established and highly popular Tristram Centre, which is strategically located less than 1 mile from the Leeds Outer Ring Road (A6110) and within 2 miles of both Leeds City Centre and Junction 2 of the M621 Motorway.

The property itself is accessed off Brown Lane West which leads directly to the Leeds Outer Ring Road (A6110) via Gelderd Road (A62).

## DESCRIPTION

The property comprises a modern warehouse / industrial unit which benefits from the following specification;

- Eaves height of 7.13 metres
- Loading via a single electric roller shutter door
- Good sized concrete yard and loading area
- Modern 2 storey ancillary offices

## ACCOMMODATION

	Size (SQ M)	Size (SQ FT)
Warehouse	573.14	6,169
Ground Floor Offices	72.56	784
First Floor Offices	72.56	784
<b>TOTAL</b>	<b>718.68</b>	<b>7,737</b>

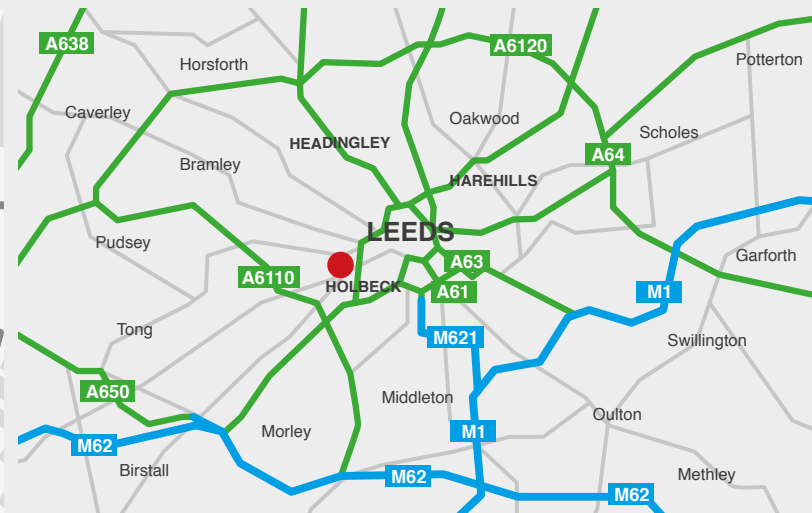
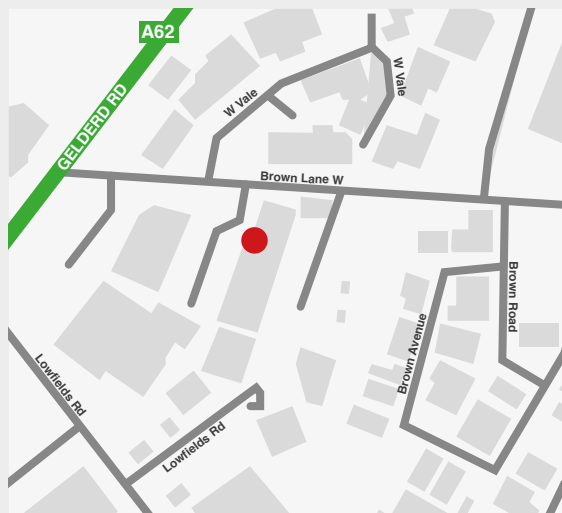
## TERMS

The property is available by way of a sub-lease or assignment of the existing lease term.

Further information including the passing rent is available upon application.

## FURTHER INFORMATION AND VIEWINGS

For further information or to arrange a viewing please contact either of the joint letting agents.



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