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PROPERTY CONSULTANTS

TO LET

Unit 3 Stourton Business Park
Wakefield Road
Leeds
West Yorkshire
LS10 1DS



Prominent Warehouse / Industrial Unit
6,791 Sq Ft (630.88 Sq M)

- Superb access to Leeds City Centre and the M1, M621 and M62 motorways
- Secure yard with separate car parking
- High quality ancillary offices
- Photovoltaic panels offering reduced energy costs for occupiers





Location

The site is situated in an established and popular industrial location and is strategically located circa 1 mile from Junctions 4, 5 and 7 of the M621 Motorway and just over 1.5 miles from both Leeds City Centre and Junction 44 of the M1 Motorway.

The property itself is accessed off Wakefield Road (A639) with additional access to the rear of the building gained from Queen Street.

Description

The property comprises a detached warehouse / industrial unit with the benefit of the following specification;

- Self-contained with secure yard and separate car parking provision
- Loading via 2 electrically operated ground level doors
- High quality ancillary offices
- Photovoltaic panels offering reduced energy costs for occupiers

Accommodation

Accommodation	**Sq. m**	**Sq. ft**
Warehouse	504.56	5,431
Ground Floor Offices	64.38	693
First Floor Offices	61.97	667
Total	**630.91**	**6,791**

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 new full repairing and insuring lease for a term to be agreed.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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Agency | Building Surveying and Project Management | Investment | Lease Advisory and Asset Management

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