iBOX

UNIT 1
MAPLE PARK

TO LET

WAREHOUSE / INDUSTRIAL UNIT
21,744 SQ FT (2,020.08 SQ M)

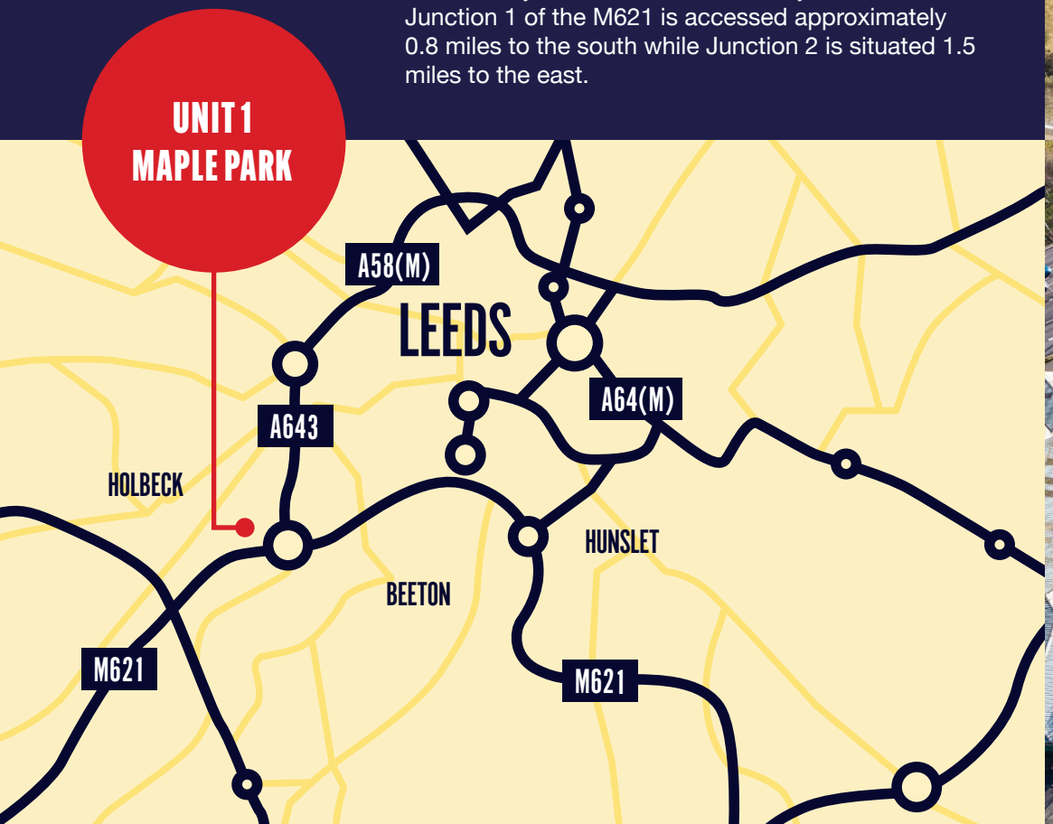
Leeds • LS12 6HH



LOCATION

The property, which is part of the Confederation Park estate, is accessed from Lowfields Road, which in turn connects directly to Gelderd Road (A62). Gelderd Road is a main arterial route into Leeds City Centre c.1.5 miles to the northeast via the A58.

The building benefits from direct access into Leeds City Centre (within 1.5 miles) and excellent connectivity to the national motorway network. Junction 1 of the M621 is accessed approximately 0.8 miles to the south while Junction 2 is situated 1.5 miles to the east.







View on Google Maps

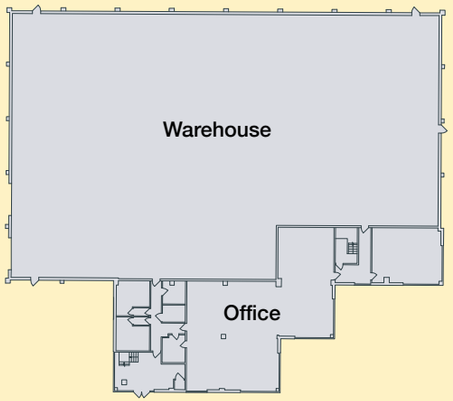
The location is popular with industrial and distribution companies together with a clustering of roadside occupiers taking advantage of the high levels of passing traffic with surrounding occupiers including Screwfix, GXO, HSS Hire, Newey & Eyre, Mercedes-Benz and Bentley.

SPECIFICATION

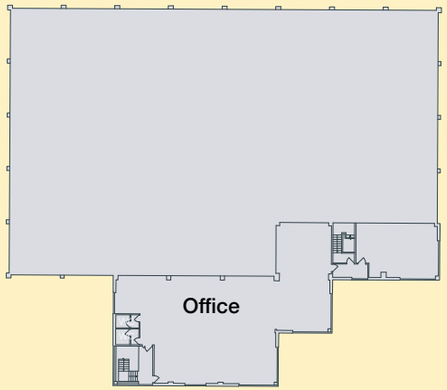
- Recently refurbished
- Modern office accommodation extending to 7,910 sq ft
- Eaves height of 6.2m
- Prominence onto the A643
- Generous parking provisions
- 2 x full height, roller shutter doors



Ground Floor



First Floor





ACCOMMODATION

AREA	SQ FT	SQ M
Ground warehouse	13,384	1,285.22
Ground offices	3,955	367.43
First floor offices	3,955	367.43
Total	21,744	2,020.08

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iboxproperty.com

TERMS
The unit is available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT
On application.

SERVICE CHARGE
We understand there is a service charge on the estate, information available on request.

EPC
Available on request.

VIEWINGS
For further information or to arrange a viewing, please contact the letting agents:

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