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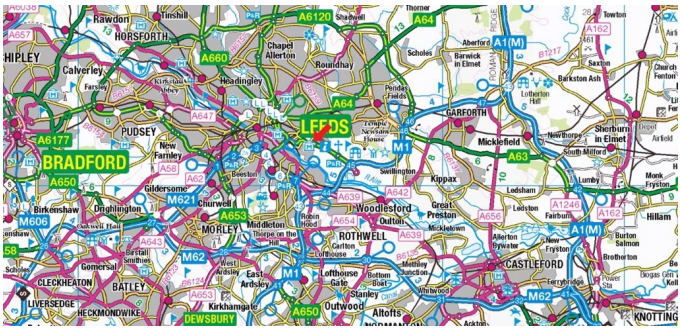
TO LET / MAY SELL

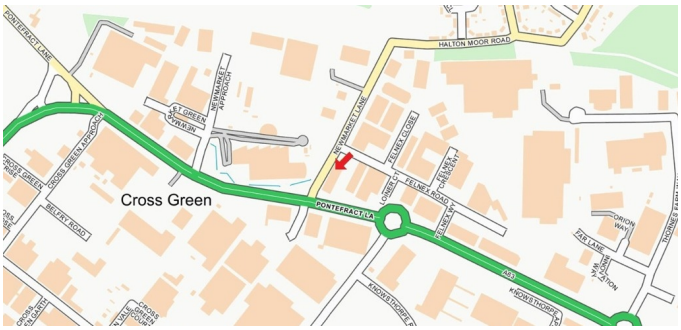
Unit 6 Felnex Square
Cross Green Industrial Estate
Leeds
West Yorkshire
LS9 0ST



Highly Prominent Modern Detached Industrial / Warehouse Premises
15,358 Sq Ft (1,426.76 Sq M)

- Short term / flexible lease available
- Superb access to Leeds City Centre, M1 & M62 Motorways
- Highly prominent position with frontage onto Pontefract Lane (A63)
- Eaves height of 7.69 metres
- Loading via 3 raised and 1 ground level roller shutter door
- Two storey offices and welfare facilities





Location

The property is situated on the established and highly popular Cross Green Industrial Estate, which is strategically located just off Pontefract Lane (A63), approximately ½ mile from Junction 45 of the M1 Motorway and circa 1 mile from Leeds City Centre.

The property itself is accessed off Felnex Road, which leads directly onto Pontefract Lane (A63) via Newmarket Lane.

Description

Highly prominent position with frontage onto Pontefract Lane (A63) - Eaves height of 7.69 metres ¬ Loading via 2 dock level, 3 raised and 1 ground level roller shutter door, Two storey offices and welfare facilities

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- Eaves height of 7.69 metres
- Loading via 3 raised and 1 ground level roller shutter door
- Two storey offices and welfare facilities

Accommodation

Accommodation	**Sq. m**	**Sq. ft**
Warehouse	967.07	10,409
Ground Floor Office	260.92	2,809
First Floor Office	198.84	2,140
Total	**1,426.83**	**15,358**

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. Short term / flexible terms are also available.

Alternatively our client will consider a sale of the freehold interest or a lease with an option to purchase.

Further details including the rent and price are available upon application.

Viewings

For further information or to arrange a viewing please contact;

Paul Mack
0113 285 5981
paul@gvproperty.co.uk

Jonathan Jacob
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jonathan@gvproperty.co.uk

Will Woodhall
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will@gvproperty.co.uk

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

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