



Modern Detached Warehouse / Industrial Premises 35,569 Sq Ft (3,304.36 Sq M)

- Superb access to both Leeds City Centre and the M621 Motorway
- Eaves height of 7.95 metres
- Large secure yard and loading area
- Loading via 3 electrically operated ground level doors



Location

The property is situated on the established and highly popular Parkside Industrial Estate, which is strategically located just over 1/2 mile from Junction 5 of the M621 Motorway, circa 1.5 miles north of the Leeds Outer Ring Road (A6110) and just under 2 miles to the south of Leeds City Centre.

The property itself is accessed off both Parkside Lane and Lockwood Way, with Parkside Lane leading directly onto Dewsbury Road (A653).

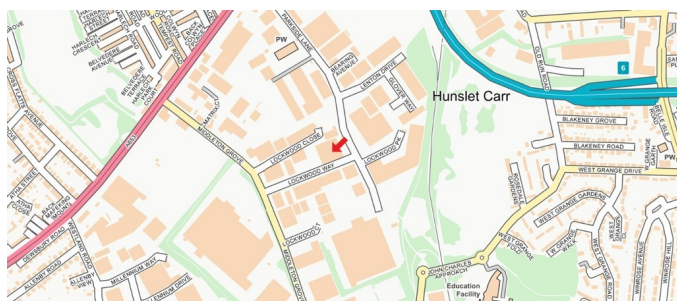
Description

The property provides a modern detached warehouse / industrial facility with the following specification;

- Eaves height of 7.95 metres
- Large secure yard and loading area
- Separate parking
- Loading via 3 electrically operated ground level doors
- Modern 2 storey offices / welfare provisions

Accommodation

Area	Sq. m	Sq. ft
Warehouse	2,863.83	30,826
Ground Floor Office	208.07	2,240
First Floor Office	232.50	2,503
Total	3,304	35,569



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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