Cross Green Industrial Estate

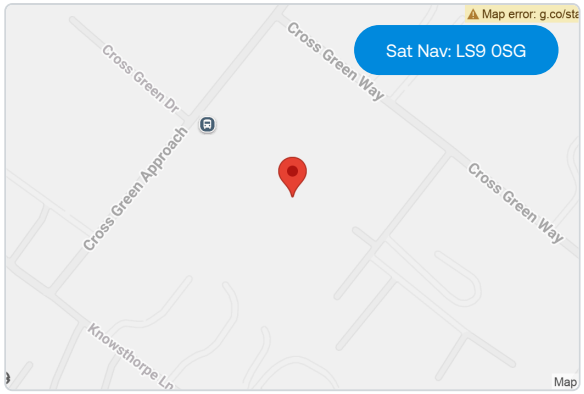
Cross Green Garth Leeds LS9 0SG

Warehouse | 7,642 ft²

- Modern refurbished unit
- Eaves height 6m
- LED lighting
- Ample parking and shared yard
- Three-phase power
- Automatic roller shutter door







Description

The property comprises a semi detached industrial / warehouse unit of steel portal frame construction with a pitched roof, and a combination of brickwork and metal clad elevations with access via two automatic ground level roller shutter doors on the front elevation. Office accommodation is provided over 2 floors to the front of the unit, which includes staff welfare facilities on ground and first, kitchen / canteen area, and more general office space and meeting rooms. Internally the warehouse has LED lighting throughout and benefits from a clear internal eaves height of 6m. Externally, the unit has a shared yard and loading area with the neighboring unit and benefits from 8 demised parking spaces.

Location

Located within the established Cross Green Industrial Estate, this unit offers excellent connectivity just 1.5 miles to the east of Leeds city centre. Positioned off the A63 (Pontefract Lane), the property benefits from easy access to J45 of the M1 motorway and M621, ideal for logistics and distribution to the national motorway network. Surrounding occupiers include major industrial, trade, distribution and manufacturing operators. This strategic location combines proximity to Leeds City Centre with key transport links, making it a prime choice for regional and national businesses.

Further information

EPC
Unit C6: B,

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit C6	Warehouse	7,642	Immediately	5,095
Total		7,642		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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