HOLDER & CO
Property Consultants

TO LET

BROOKFIELD
TRADING ESTATE

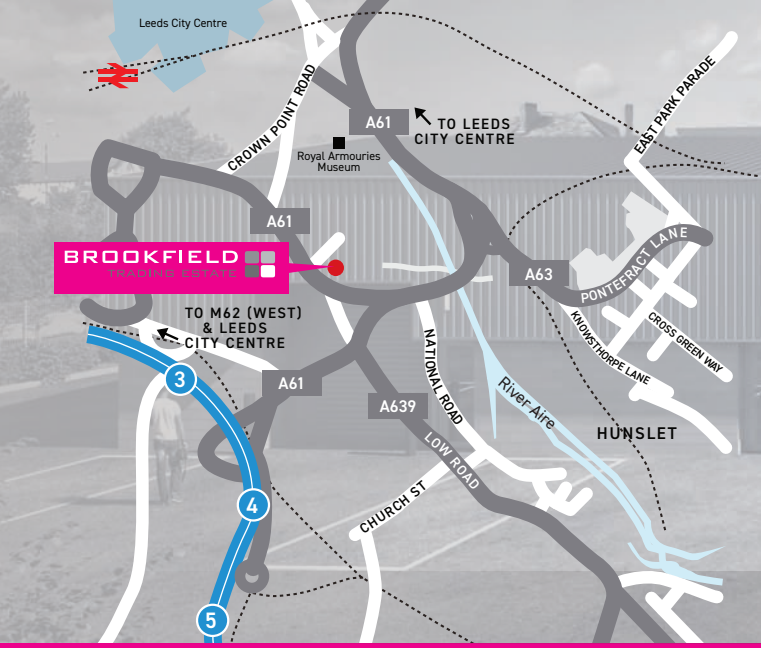
BROOKFIELD TRADING ESTATE | BROOKFIELD STREET | LEEDS | LS10 1JX



- Fringe of city location with superb access to the M621, M62 and M1 Motorways
- Fully secure estate with gated entrance and CCTV
- Loading via 5 electric ground level doors
- Large secure yard area
- Eaves height of 5 metres
- Generous car parking provisions

MODERN WAREHOUSE / INDUSTRIAL UNITS

1,187 SQ FT TO 5,300 SQ FT



LOCATION

Brookfield Trading Estate is strategically located on the south eastern fringe of Leeds City Centre, just off Hunslet Road (A61), within 1 mile of Junctions 3, 4 & 5 of the M621 Motorway.

The development itself is accessed directly off Brookfield Street, which leads onto Hunslet Road (A61).

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DESCRIPTION / SPECIFICATION

Brookfield Trading Estate is a new high specification warehouse / industrial development providing 7 units.

The units benefit from the following specification;

- Fully secure estate with gated entrance and CCTV
- Loading via 5 electric ground level doors
- Large secure yard area
- Eaves height of 5 metres
- Generous car parking provisions
- High quality ancillary offices / welfare provisions
- High bay LED warehouse lighting
- Floor loading of 30 kN per sq m

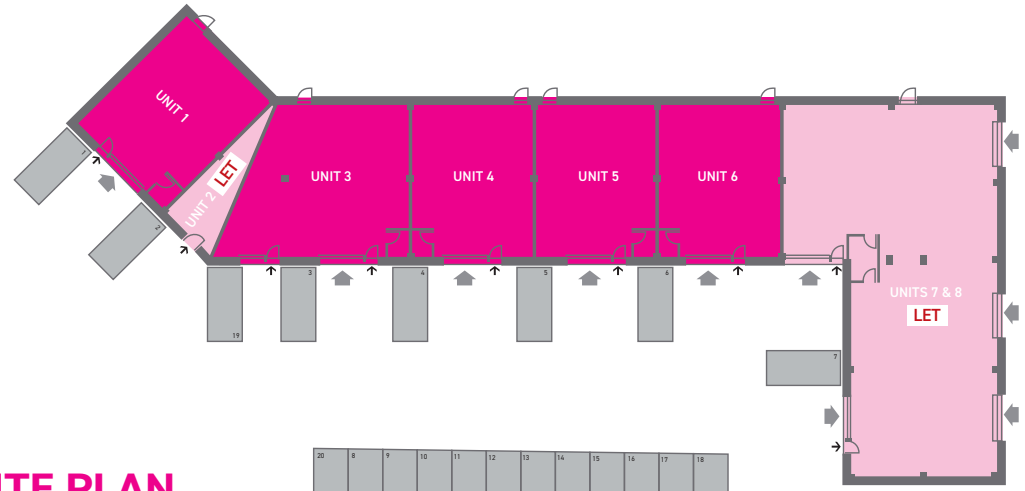
ACCOMMODATION

Accommodation	Sq m	Sq ft
Unit 1	110.3	1,187
Unit 2	LET	
Units 3-5	397.7	4,280
Unit 6	97.6	1,051
Units 7-8	LET	

TENURE

The units are available on a new full repairing and insuring lease for a term to be agreed.

Rent on application.



SITE PLAN

FURTHER INFORMATION

For further information contact the sole letting agents:

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