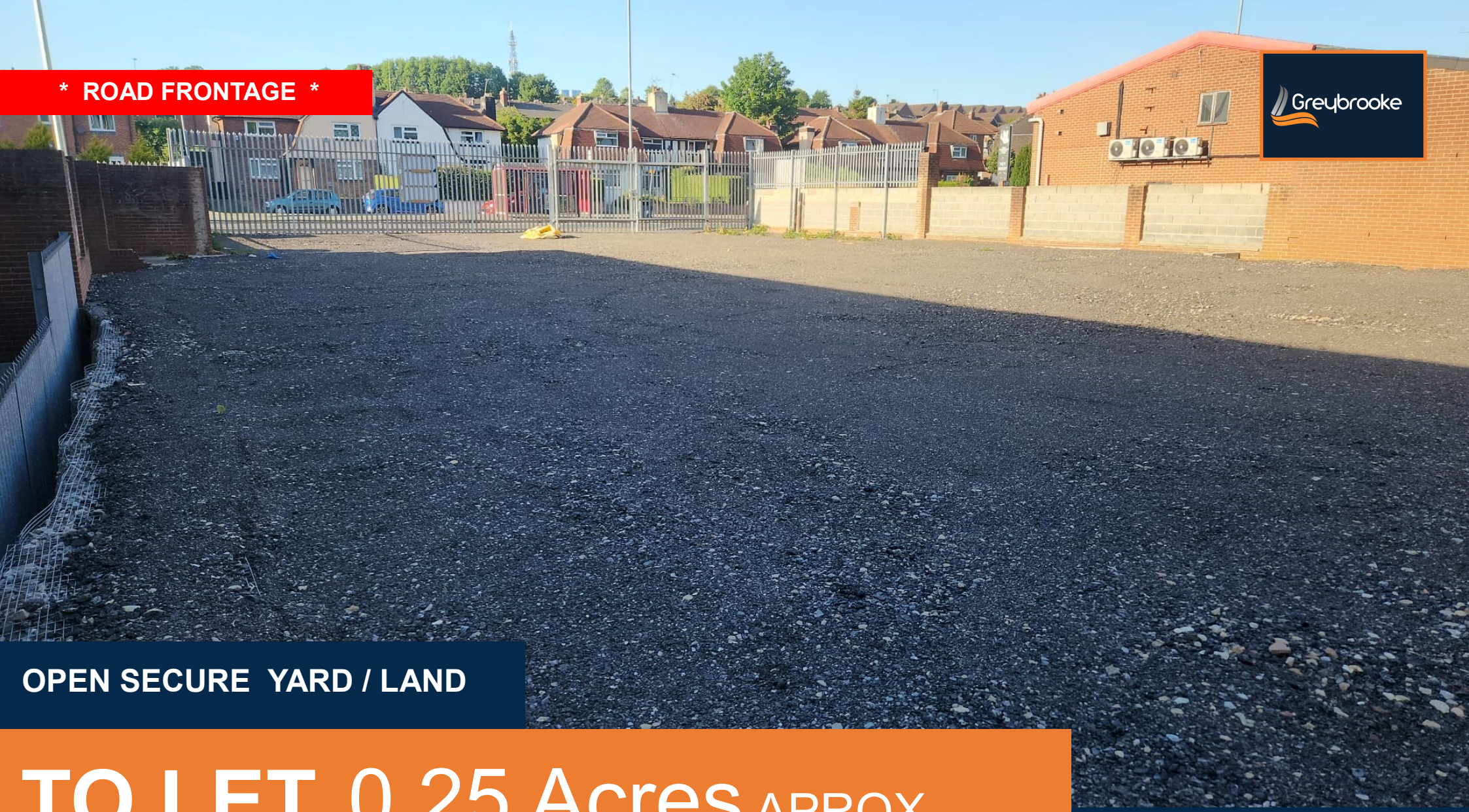


OPEN SECURE YARD / LAND

TO LET 0.25 Acres APROX.

Yard A/B, 603 Stanningley Road, West Leeds Industrial Estate, Leeds, LS13 4EL

24 HOUR ACCESS | MAIN ROAD FRONTAGE | HARD SURFACE

PROPERTYLINK MIDLANDS
0121 200 3344
propertylink.co.uk

KEY POINTS

- STORAGE YARD
- HGV ACCESS
- HARD SURFACE
- 24 HOUR ACCESS
- PERIMETER FENCING
- 3 MILES FROM LEEDS CITY CENTRE
- EASY ACCESS TO A647 & LEEDS OUTER RING ROAD

West Leeds Industrial Estate, LS13 3EL









LOCATION

Yard A / B is in the well-established West Leeds Industrial Estate on Stanningley Road with main road frontage, just 3 miles west of Leeds city centre. With excellent access to the A647 Stanningley Bypass and Leeds Outer Ring Road, the location offers swift connections to the M621, M62, and M1 - ideal for regional and national coverage. The 0.25 Acre hard surface yard is ideal to meet outdoor storage needs.

DESCRIPTION

Situated within West Leeds Industrial Estate with main road frontage, the open storage land / yard is made up of hard floor surface and secured with perimeter metal fencing and double leaf gates. The yard sits at the entrance to a secure well maintained and gated estate. It is fronted by a large yard area suitable for HGV access and loading. The estate is well presented, securely fenced and gated. The land is suitable for a variety of uses including plant and vehicle storage, machinery and outdoor equipment stor-age or other suitable commercial uses. The yard has 24/7 secure gated access.

PLANNING

We advise all interested parties to make their own enquiries with the relevant local authority.

SERVICES

To be Confirmed

VAT / BUSINESS RATES

VAT will NOT be levied to the rental. All interested parties with regards business rates are advised to make their own enquires to the local authority. It is our understanding that the premises are eligible for free small business rates STC

COMMUNAL AREA CHARGE

A contribution is payable in respect of maintenance and management of estate communal areas.

PRICE / AVAILABILITY

Price On Application. The Property is available immediately, subject to contract.

West Leeds Industrial Estate, Stanningley Road, Leeds, LS13 4EL

All enquiries to:

PROPERTYLINK MIDLANDS
0121 200 3344
propertylink.co.uk

In association with:

Greybrooke



info@propertylink.co.uk

Misrepresentation Act.

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