

To Let

To Let - Modern Warehouse with Offices

- Strategically located of the A61
- Within 1.5 miles of J1 & J2 of M621
- Secure yard with additional parking
- High quality office accomodation
- 2 Electronic loading doors

Unit D, Confederation Park

Lowfields Road, Leeds, LS12 6HH

11,746 sq ft

1,091.24 sq m

Reference: #281307

Unit D, Confederation Park

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Summary

Available Size	11,746 sq ft / 1,091.24 sq m
Service Charge	TBC
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property is of a steel portal frame construction comprising of block and steel clad elevation. The warehouse has a maximum eaves height of 7m.

The unit includes warehouse space, modern office accommodation at ground floor level and additional office accommodation situated on the first floor.

Externally there is a secure goods yard, with loading to the building via 2 ground level, electric loading doors to the side elevation. Car parking is also included within the secure service yard with additional spaces to the front elevation of the unit.

The property is available by way of a sublease or assignment of the current lease. Details of the lease can be provided to interested parties upon request.

Please note, the internal imagery displayed is prior to the current tenants occupation / fit-out.

Location

Confederation Park is strategically located just off Gelderd Road, approximately 1.5 miles from both J1 and J2 of the M621 and circa 2 miles south of Leeds city centre.

The property itself is accessed directly off Lowfields Way, which leads on to Gelderd Road (A61) via Lowfields Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	9,302	864.18	Available
Unit - Ground Floor Office	1,056	98.11	Available
Unit - First Floor Office	1,388	128.95	Available
Total	**11,746**	**1,091.24**	

Harry Fullerton
07555 444 385
harry.fullerton@jll.com

Sophie Bull
07707164932
Sophie.Bull@jll.com

Benjamin Fairhurst
07936 333696
benjamin.fairhurst@jll.com

Thomas Grimshaw
07752 467418
thomas.grimshaw@jll.com

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