



CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**TO LET**  
**FLEXIBLE TERMS**  
**GRASTYL WORKS,**  
**CROSS GREEN WAY,**  
**LEEDS, LS9 0SE**



**STORAGE/WAREHOUSING FROM**  
**7,000 SQ FT**  
**UPWARDS**  
**OFFICES FROM**  
**1,600 SQ FT UPWARDS**



# PROPERTY PARTICULARS

## LOCATION

Known as Grastyl Works, the property is located at the heart of the Cross Green Industrial Estate and has access from Cross Green Way. The location benefits from proximity to the City Centre and is now the main industrial location in the region.

## DESCRIPTION

The property is a traditionally constructed industrial unit with secure and gated access.

The office accommodation is on two floors and can be let on a "floor by floor basis" or alternatively the entire office accommodation can be taken on its own.

The workshop space is divided into four units all of which can be offered in a combination or as a separate building.

## ACCOMMODATION

All areas are gross internal

Ground floor office	Up to 1,900 sq ft
First floor office	Up to 1,750 sq ft
Ground floor showroom	Up to 2,100 sq ft
Warehouse 1	Up to 9,500 sq ft
Warehouse 2	Up to 14,150 sq ft
Warehouse 3	Up to 8,500 sq ft
<b>TOTAL</b>	<b>37,900 SQ FT</b>

## TERMS

The property is available to let, as a whole or in part, on flexible terms outside the Landlord & Tenant Act for a period to be agreed.

## RENT

The rent on the industrial area will be equivalent to £3.25 psf whilst on the office area we can office space at only £5 psf.

## PLANNING

We understand the property has planning consent for B8 use on the warehouse space and B1 use on the offices.

## RATEABLE VALUE

The rateable value is not as yet separate assessed and we are waiting confirmation of the District Valuer as what the rateable value will be.

## VIEWING

If you wish to view the property please contact the sole Agent, Nick Arundel, AWS Ltd on 01132351362.

## EPC

An energy performance certificate is available upon request.

Subject to contract.

