

**FOR SALE/  
TO LET**

**LIMEWOOD**  
P A R K



**AVAILABLE NOW!**

**EXCELLENT  
VISIBILITY TO LEEDS  
OUTER RING ROAD**

**TRADE COUNTER UNITS 3,089 - 6,019 sq ft**

**SEACROFT | LEEDS | LS14 1NH**

# LIMEWOOD PARK



## LOCATION

The development is superbly located just 5 miles east of Leeds city centre and 5 miles west of Junction 44 of the A1(M) in Seacroft, providing easy access to North Leeds and the wider city. The development is highly visible from the Leeds Outer Ring Road (A6120) and is easily accessible both by car and public transport.

## DESCRIPTION

Limewood Park is a speculative development of 6 high quality trade counter/light industrial units with excellent prominence to the Leeds Outer Ring Road (A6120).

## SPECIFICATION

- Steel portal frame construction
- Shell specification
- 6.0m eaves
- Floor loading 30 kN/m<sup>2</sup>
- Electronic sectional overhead loading doors
- Allocated parking
- Secure site

## PLANNING

The development benefits from planning consent for B1, B2 and B8 light industrial and trade counter uses.

## TENURE

Available by way of new full repairing and insuring leases.

Seacroft District Centre	1 minute walk
Crossgates Railway Station	2 miles
M1 J46/J45	3 miles
A1(M) J44	5 miles
Leeds City Centre	5 miles

## SITE PLAN



**0113 200 1800**

[www.colliers.com/uk/industrial](http://www.colliers.com/uk/industrial)

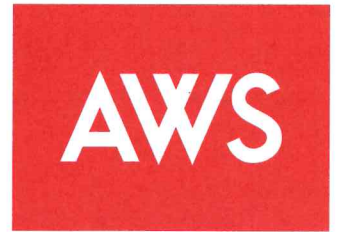
Simon Hill  
simon.hill@colliers.com  
Henry Watson  
henry.watson@colliers.com



Nick Arundel  
nick@awsLtd.co.uk

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CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**LIMEWOOD PARK**  
**SEACROFT**  
**LEEDS**

**SCHEDULE**

<u>UNIT</u>	<u>SQ FT</u>	<u>ANNUAL RENT</u>	<u>SALE PRICE</u>
1		LET	
2	3,089	£30,890	£401,570
3	6,019	£60,190	£782,470
4		SOLD	
5	3,625	£36,250	£471,250
6		LET	