FOR SALE | TO LET

PRODUCTION / DISTRIBUTION UNIT

APPROXIMATE GIA 39,416 SQ FT (3,661.8 SQ M)



LINK 45 | THORNES FARM WAY | CROSS GREEN | LEEDS | LS9 OAN



CROSS GREEN INDUSTRIAL ESTATE A639 M621 M621 M1 B6481

PROPOSED DEVELOPMENT

The property can be developed on a prelet or presale basis, and will comprise a 2 bay warehouse or production facility, with first floor offices, car park to the front, and a secure concrete service yard to the rear. Key elements of the specification are:-

- 8m to underside of haunch
- 4 ground level loading doors
- Secure concrete yard
- 150 kva
- 50kn/m² floor loading
- 50 car parking spaces

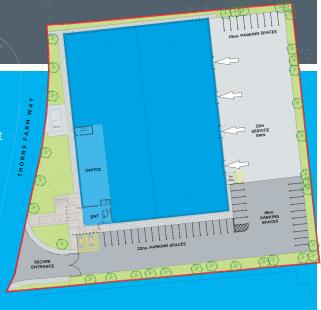


PLANNING

Detailed planning consent has been granted for the development of the unit, for B1c, B2 and B8 uses. There are no noise or hours of use restrictions.

TERMS

The proposed unit is available for freehold purchase, or by way of a new Full Repairing and Insuring lease on terms to be agreed



ACCOMMODATION

Leeds Bradford

LEEDS

BRADFORD

The unit will have the following approximate gross internal areas:

Pontefract

A1(M)

M1

Wakefield

	Sq M	Sq Ft
Ground Floor Warehouse/Production/Reception	3,337.9	35,929
First Floor Office	323.9	3,487
TOTAL	3,661.8	39,416

FURTHER INFORMATION

For further information, please contact the joint agents:



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