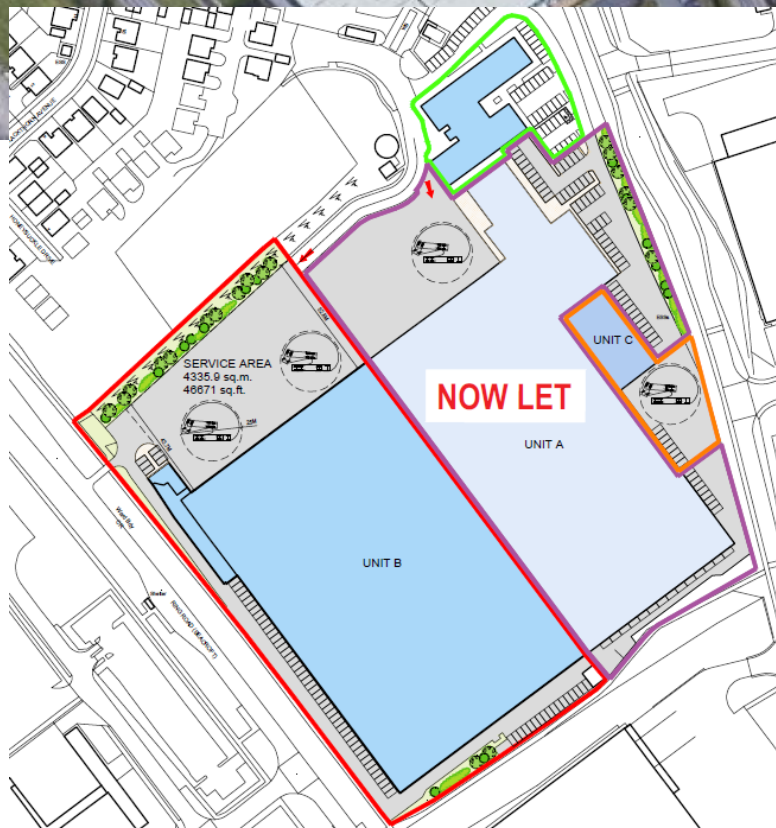


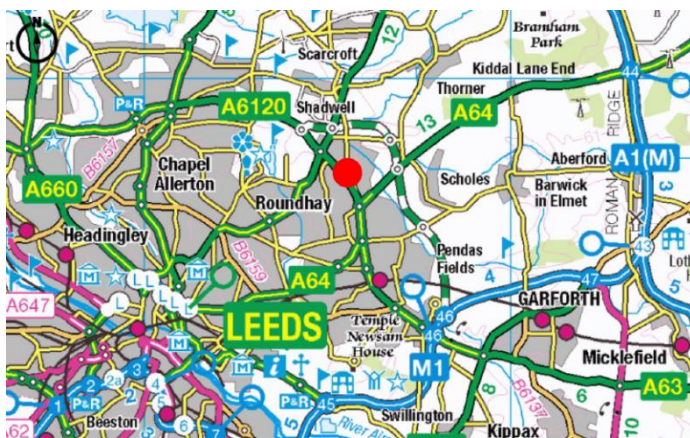
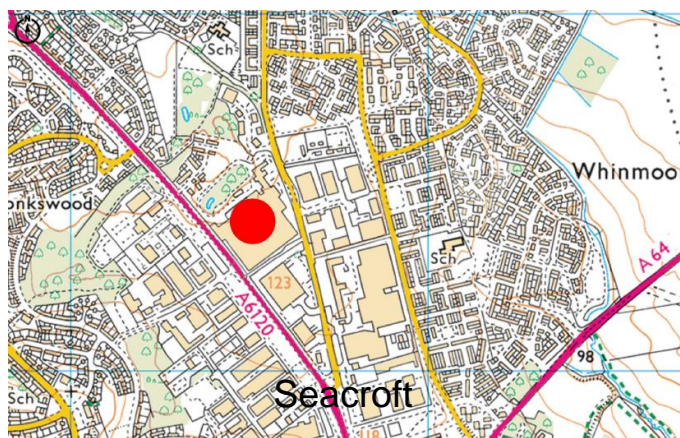


Industrial Warehouse (159,830 sq ft / 14,848.7 sq m)

To be fully refurbished

- Minimum Eaves height of 6m rising to 8.6m at the apex
- 2 dock level loading doors plus 4 ground level doors with the option to increase both provisions
- 7-8 MVA power supply / large gas and water supply
- 53m yard depth
- Excellent access to North Leeds conurbations and the A1 (J44) / M1 (J46)





Location

The site is located on the north eastern fringe of Leeds in Seacroft, just off Coal Road in close proximity to the A6120 Leeds Outer Ring Road. The nearby A64 roundabout / junction provides access to the A1(M), which lies around 6 miles to the east.

The A6120 at Cross Gates provides access to junction 46 of the M1 around 3 miles to the south east.

The site lies amongst a small cluster of industrial stock. Surrounding occupiers include ESG Europe, Sweet Squared, Unilever and STS.

Specification

- Fully refurbished warehouse and ancillary offices
- Excellent access to Leeds City Centre, North Leeds conurbations, the M1 and A1
- 2 dock level loading doors plus 4 standard level entry doors. There is the option to increase both provisions
- 53m yard depth
- Minimum Eaves height of 6m rising to 8.6m at the apex
- 7-8 MVA power supply / large gas and water supply
- Fully secure yard
- Ample provision for 60 – 80 car parking spaces

Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Warehouse	13,968.7	150,358
GF Offices	274.6	2,956
FF Offices	605.4	6,517
Total	14,848.7	159,830

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

The unit has an EPC rating C (73).

Terms

The unit is available on a new full repairing and insuring lease on terms to be agreed.

VAT

All figures are quoted exclusive of VAT.

Viewing

Strictly by prior appointment with the joint sole agents:-



Nick Arundel
0113 235 1362
nick@awsLtd.co.uk

Or C&W