

TO LET

157,000 SQFT / 14,632.2 SQM
NEW BUILD WAREHOUSE UNIT
AVAILABLE Q3 2023



*Indicative Unit



CROSS GREEN
157

CROSS GREEN 157

CROSS GREEN APPROACH
LEEDS, LS9 0AY



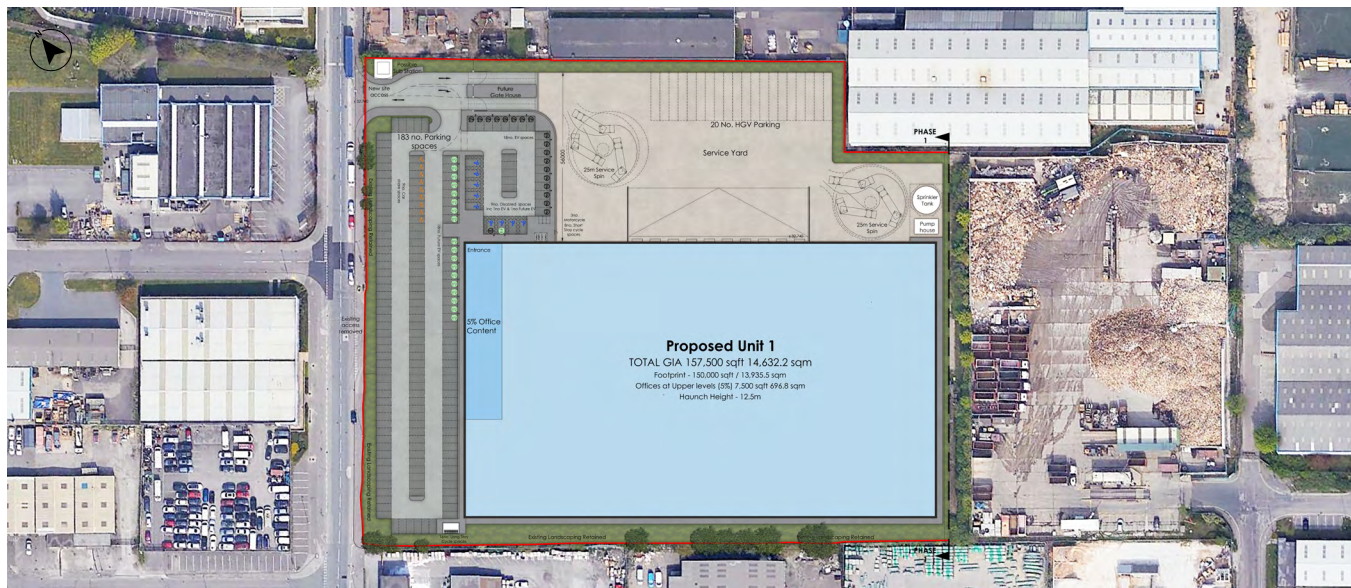
LOCATION

Cross Green 157 is situated within the highly popular and well-established Cross Green Industrial Estate some 1.5 miles to the east of Leeds City Centre and some 1.8 miles to the west of Junction 45 of the M1 motorway.

The property itself is accessed off Cross Green Approach with access to Pontefract Lane (A63) via both Knowsthorpe Lane and Knowsthorpe Gate.

DESCRIPTION

The property will comprise a steel portal framed single storey warehouse unit with internal offices at first floor level together with a secure concrete service yard and separate car park.



SPECIFICATION

The unit will offer the following specification: -

- Clear Internal Headroom of 12.5 m
- 50KN/m² Floor Loading
- 10 Dock Level loading doors
- 4 Ground Level loading doors
- 56m deep loading yard
- 5% office element (capable of expansion)
- 192 car parking spaces and 20 HGV Parking Spaces

TERMS

The property is offered by way of a new Full Repairing and Insuring Lease for a term of years to be agreed. Rent on application.

FOR ALL ENQUIRIES:



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MISREPRESENTATION ACT

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