





### **LOCATION**

## Strategically located with immediate access to the M621 and Leeds City Centre

The property is situated in an excellent position in Leeds which benefits from access to both Junctions 5 & 6 of the M621 within 1 mile. Leeds City Centre is accessed within a 10 minute drive time (2.3 miles).

The premises are located in a superb regional position in with immediate access to the M1, M62 and M621 Motorway network providing access to Manchester to the West and Hull to the East.

### **TRAVEL TIMES**

Location	Miles	Mins
Leeds	2.3	10
Leeds Bradford Airport	10	32
Wakefield	10	19
Sheffield	34	53
Manchester	44	67
York	30	47

### **NETWORK HOUSE**

MIDDLETON GROVE, LEEDS, LS11 5PX



	Sq m	Sq ft
Warehouse	5,048.35	54,340
GF Welfare & Offices	495.17	5,330
FF Offices	743.22	8,000
TOTAL	6,286.75	67,670

## SITE PLAN & ACCOMMODATION



Size 67,670 sq ft



3.46 acre site



7.2m eaves height

**Fully** 

secure



6 ground level doors & 3 dock level doors



350 KVA power supply



HQ offices



EPC B 31



MIDDLETON GROVE, LEEDS, LS11 5PX





# WELFARE & ESG











### **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.

### **EPC**

The current energy performance rating for the property is B - 31. A copy of the EPC certificates and reports are available on request.

#### **FURTHER INFORMATION**

For further information or to arrange an inspection please contact:

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