

UNIT 4

CROSS GREEN VALE

**Cross Green
Industrial
Estate**

LS9 0SJ

TO BE REFURBISHED

TO LET

**Detached
Warehouse/
Industrial
Premises**

30,747 sq ft
(2,856.4 sq m)

Plus large covered
loading area of
11,191 sq ft
(1,039.6 sq m)

LOCATED ON LEEDS'
MOST ESTABLISHED
INDUSTRIAL ESTATE

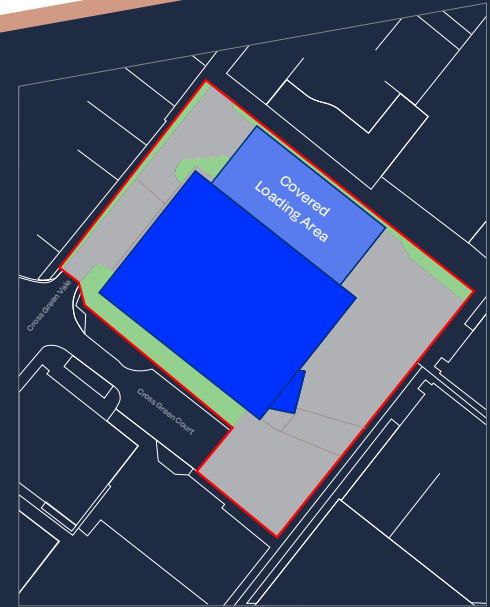
ADJACENT TO THE
A1/M1 LINK ROAD
(A63 PONTEFRACT LANE)

M1 J45 - 1 MILE
M621 J4 - CIRCA 2.5 MILES





30,747 sq ft
2,856.4 sq m



SPECIFICATION

The property is to be fully refurbished, providing a detached warehouse / industrial unit facility, which benefits from the following specification:



7.4 METRE
EAVES HEIGHT



6 GROUND LEVEL
LOADING DOORS



UP TO 5 RAISED
LOADING DOORS



LARGE COVERED,
LOADING AREA



LARGE SECURE YARD
AND
LOADING AREA



EXTERNAL
FLOODLIGHTING
& CCTV



INTEGRAL OFFICE
ACCOMMODATION WITH
WELFARE FACILITIES



360 DEGREE
ACCESS

ACCOMMODATION

UNIT 4	sq m	sq ft
Warehouse	2,724.1	29,322
Ground Floor Offices	132.3	1,424
TOTAL	2,856.4	30,746
Covered Loading	1,039.6	11,191





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UNIT 4

CROSS GREEN VALE

CROSS GREEN APPROACH

CROSS GREEN WAY

LEEDS CITY CENTRE

LOCATION

The property is located on the highly popular Cross Green Industrial Estate, which is strategically situated just over 1 mile from Junction 45 of the M1 Motorway, within 2 miles of Leeds City Centre and circa 2.5 miles from Junction 3 of the M621 Motorway. The property itself is accessed off Cross Green Vale .

DRIVE DISTANCES

DESTINATION	MILES
Leeds City Centre	2
Leeds Bradford Airport	11
Doncaster	33
Sheffield	34
Manchester	45
Hull	60



1 mile
4 mins



2 miles
7 mins



8 miles
14 mins



19 miles
22 mins

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EPC

Energy Performance rating available on request.

Terms

The unit is available by way of a new Full Repairing and Insuring lease for a number of years to be agreed.

Rent on application.

Anti Money Laundering

The incoming tenant will be required to provide the relevant documentation for approval ahead of any letting.

VAT

VAT will be payable at the prevailing rate on any transaction.



TOWNGATE PLC

01484 715 635 towngate.plc.uk

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