



PROPERTY CONSULTANTS

**TO LET**

Cross Green Vale  
Cross Green Industrial Estate  
Leeds  
West Yorkshire  
LS9 0SJ



## Fully Concrete Open Storage Land 2.78 Acres (1.13 Hectares)

- Superb access to Leeds City Centre, M621 and M1 Motorways
- Grade 1 concrete surface
- Fully secure site with perimeter fencing, gated entrance + CCTV
- Weighbridge
- Portable Cabin Offices



## Location

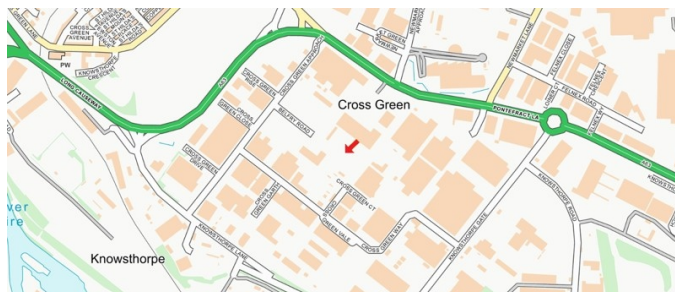
The property is located on the highly popular Cross Green Industrial Estate, which is strategically situated just over 1 mile from Junction 45 of the M1 Motorway, within 2 miles of Leeds City Centre and circa 2.5 miles from Junction 3 of the M621 Motorway.

The property itself is accessed off Cross Green Vale

## Description

The site provides a Grade 1 fully concrete surfaced open storage site, which benefits from the following:

- Fully secure site with perimeter fencing, gated entrance + CCTV
- Floodlit in part
- Weighbridge
- Portable Cabin Offices totalling 1,109 sq. ft



## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Terms

The property is available either on a short term basis up to 2026 or available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

## Viewings

For further information or to arrange a viewing please contact;

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