



## Open Storage Site with Vehicle Maintenance Unit

**25,230 Sq Ft (2,343.87 Sq M) on a site of  
7.5 acres (3.04 hectares)**

- Rare Freehold Opportunity
- Strategically situated within 2 miles of Junction 45 of the M1 Motorway and Leeds City Centre
- Predominantly level and regular shaped site
- Plot sales from 1.17 acres considered



## 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 Belfry Road.

The estate is home to several regional, national and international occupiers including Amazon, Fed-Ex, John Lewis, Symingtons, DHL and Premier Farnell.

## Description

The property comprises a 7.5 acre open storage site with modern detached vehicle maintenance / warehouse unit, which benefits from the following;

- Secure site with electric gated access
- Predominantly level and regular shaped site
- Modern vehicle maintenance unit with high quality ancillary office and welfare facilities
- Large secure fully concreted yard
- Combination of concrete, tarmacadam and compacted hardcore surfaces

## Accommodation

25,230 sq. ft (3,343.87 sq m) on a site of 7.5 acres (3.04 Hectares)

Plot sales from 1.17 acres considered

## Terms

The property is available on a freehold basis with vacant possession.

Price on application.

## EPC

A copy of the EPC certificates and reports are available on request.

## Legal Costs

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

## Viewings

For further information or to arrange a viewing please contact;

Jonathan Jacob  
0113 285 5984  
jonathan@gvproperty.co.uk

Andrew Gent  
0113 200 3981  
andrew@gvproperty.co.uk

JLL  
0113 244 6440



PROPERTY CONSULTANTS

Agency | Building Surveying and Project Management | Investment | Lease Advisory and Asset Management