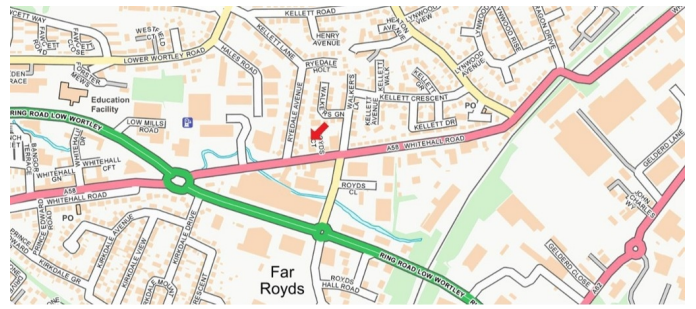




Modern Warehouse / Trade Counter Unit 2,026 Sq Ft (188.22 Sq M)

- To be fully refurbished
- Superb access to Junction 1 of the M62 Motorway and Leeds City Centre
- Secure estate with generous yard and parking provisions
- High quality ancillary offices



Location

The property is situated on Royds Park Industrial Estate, which is strategically located just over ½ mile from the Leeds Outer Ring Road (A6110), circa 1.5 miles from Junction 1 of the M621 Motorway and approximately 3.5 miles to the south west of Leeds City Centre.

Royds Park Industrial Estate is accessed off Whitehall Road (A58), which leads directly onto the Leeds Outer Ring Road (A6110).

Description

The property provides a modern semi-detached warehouse / industrial unit with the benefit of the following specification;

- Eaves height of 5.64 metres
- Generous yard and parking provisions
- Loading via a single ground level roller shutter door
- High quality ancillary offices

Accommodation

	Sq. m	Sq. ft
Warehouse	166.28	1,790
Office	21.96	236
Total	188.24	2,026

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.

Terms

The property is 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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