

Norquest Industrial Estate

Pheasant Drive Birstall Leeds WF17 9LT





Description

Unit 20 comprises a single storey distribution unit, of steel portal frame construction with a four bay pitched insulated sheet roof incorporating roof lights. Loading is via 5 no ground level roller shutters to the front and side elevation. The property has a ground floor office and welfare facilities. The property has a generous secure tarmacadam yard and parking area.

Location

Norquest Industrial Estate is an established distribution location, positioned off the A62 Gelderd Road, approximately 5 miles to the southwest of Leeds City Centre.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

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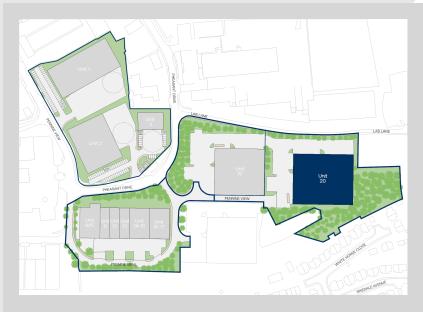
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 20	Warehouse	46,498	4,320	Immediately
Total		46,498	4,320	

