



## Modern Industrial / Warehouse premises 3,885 Sq Ft (360.92 Sq M)

Unit 3 Devro Court, Knowsthorpe Way, Leeds,  
West Yorkshire, LS9 0SW

- Last unit remaining
- Eaves height of 7 metres
- Secure shared concrete yard area
- Ground floor office accommodation
- Full height ground level roller shutter door

## Location

The property is located on Knowsthorpe Way which forms part of Cross Green Industrial Estate to the east of Leeds city centre.

Knowsthorpe Way is accessed directly to the A63 (Pontefract Lane) which in turn provides direct access to Leeds city centre & J45 of the M1 motorway.

## Description

The property comprises a modern warehouse / Industrial building which benefits from the following specification;

- Eaves height of 7 metres
- Secure shared service yard
- Ground floor office accommodation
- Each unit benefits from a single ground level roller shutter door
- Demised car parking provision plus overflow

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

## EPC

The properties has been assessed for an Energy Performance Certificate as follows:

Unit 3 - D-77

## Legal Costs

Each party to bear their own legal costs involved in the transaction.

## Viewings

For further information or to arrange an inspection please contact GV&Co Limited or joint agents Knight Frank:

Daniel Walker  
0113 200 3988  
Daniel@gvproperty.co.uk

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



PROPERTY CONSULTANTS

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