



## Detached Industrial / Warehouse Premises 32,235 Sq Ft (2,994.63 Sq M)

- Flexible / short term lease available
- Strategically located 1 miles from J45 M1 Motorway and 1.5 miles from Leeds City Centre
- Eaves height of 6.33 metres
- Large secure yard and loading area
- Loading via up to 7 ground level roller shutter doors



## Location

The property is situated on the established and highly popular Cross Green Industrial Estate, which is strategically located just off Pontefract Lane (A63), approximately ½ mile from Junction 45 of the M1 Motorway and circa 1 mile from Leeds City Centre.

The property itself is accessed off Felnax Road, which leads directly onto Pontefract Lane (A63) via Felnax Way.

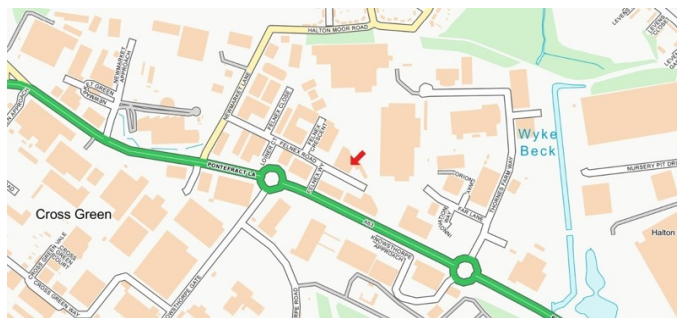
## Description

The property provides a detached industrial / warehouse property and benefits from the following specification;

- Eaves height of 6.33 metres
- Large secure yard and loading area
- Loading via up to 7 ground level roller shutter doors
- Vehicle Maintenance Unit
- Ancillary offices and welfare provisions

## Accommodation

Accommodation	Sq. m	Sq. ft
Main Warehouse	2,124.84	22,872
Ground Floor Office	134.01	1,442
First Floor Office	98.23	1,057
Vehicle Maintenance Unit	132.35	1,425
Modular Warehouse	505.31	5,439
<b>Total</b>	<b>2,994.74</b>	<b>32,235</b>
Canopy	50.23	541



## 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.

Both a short / flexible lease or a longer term lease is available.

Further details including the rent are available upon application.

## Viewings

For further information or to arrange a viewing please contact;

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