



## Modern End Terrace Warehouse / Industrial Unit

**9,697 Sq Ft (900.85 Sq M)**

Unit 11 Riverside Place, Bridgewater Road, Leeds,  
West Yorkshire, LS9 0RQ

- Superb fringe of Leeds City Centre location with excellent motorway access
- Eaves height of 7.16 metres
- Loading via 2 electrically operated ground level doors
- High quality ancillary offices
- Dedicated service yard with generous car parking provision

## Location

The property is strategically situated 1 mile north of Junction 4 of the M621 Motorway, approximately 1.5 miles east of Leeds City Centre and within 3 miles of Junction 45 of the M1 Motorway.

The property itself is accessed off Bridgewater Road and leads directly to Junction 45 of the M1 Motorway via Pontefract Lane (A63).

Notable occupiers on the estate include Johnsons Workwear, Premier Paper and Stevenswood.

## Description

The property comprises a modern end terrace warehouse/industrial unit with the benefit of the following specification;

- Eaves height of 7.16 metres
- Loading via 2 electric ground level doors
- High quality ancillary offices
- Dedicated service yard with generous car parking provision

## Terms

The property is available on a leasehold basis.

Rent 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;

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