



## Former PH Unit

Sandleas Way, Leeds, LS15 8AW

### Industrial / Warehouse Unit with Offices

**8,690 sq ft**  
(807.33 sq m)

- Detached warehouse
- Established industrial location
- Close to the new East Leeds Orbital Route



# Former PH Unit, Sandreas Way, Leeds, LS15 8AW

## Summary

Available Size	8,690 sq ft
Rates Payable	£2.11 per sq ft
Rateable Value	£36,750
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon Enquiry

## Description

The property comprises an industrial/ warehouse unit of steel portal frame construction with a pitched roof and brick elevations. The unit provides two bays which both have ground level access doors. There is a two storey office block and WC / kitchen facilities.

## Location

The property is situated on Sandreas Way, Cross Gates. Cross Gates is ideally situated for access to both the Leeds Outer Ring Road and Junction 46 of the M1. As a local centre Cross Gates provides multiple eateries, banks and shopping facilities.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	6,730	625.24
Ground - Office & Facilities	1,188	110.37
1st - Office	772	71.72
Mezzanine - Mezzanine	490	45.52
<b>Total</b>	<b>9,180</b>	<b>852.85</b>

## Specification

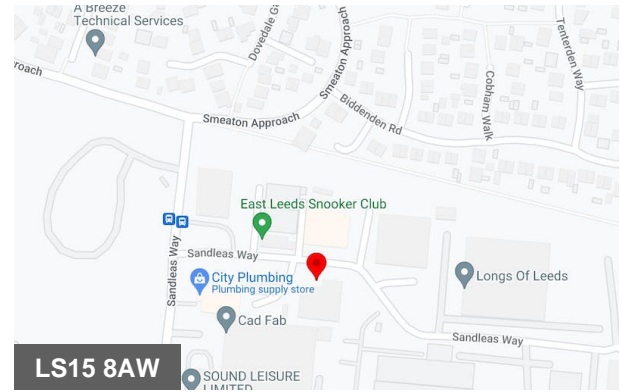
- \* 3 phase power
- \* 2 ground level loading doors
- \* 5.5m eaves
- \* High bay lighting
- \* Ground & First floor offices
- \* WC and kitchen facilities

## Viewings

Please contact the agents to arrange a viewing.

## Terms

The property is available by way of a new full repairing and insuring lease. For further information, please contact the agents.



## Viewing & Further Information



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