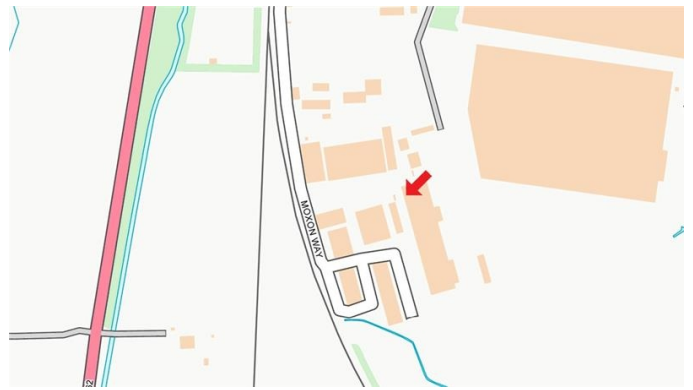




Industrial / Manufacturing / Warehouse Premises with Craneage 32,656 Sq Ft (3,033.74 Sq M)

- Cost effective warehouse / industrial premises
- Short / flexible terms available
- Superb access to the A1 (M) and M62 Motorways, Leeds and North Yorkshire
- Eaves height of up to 11.46 metres
- 50 Tonne Crane
- Large yard area of up to 2.25 acres available with the potential to be secured
- Good sized yard and loading areas



Location

Moor Lane Trading Estate is situated within the established and highly popular Sherburn Industrial Estate, which is strategically located circa 5 miles to the north east of Junction 42 of the A1(M) Motorway and just over 8.5 miles to the north east of Junction 32A of the M62 Motorway.

Moor Lane Trading Estate itself is accessed off Moxon Way, which leads directly onto Bishopdyke Road (B1222) via Aviation Road.

Description

The property comprises an industrial / manufacturing / warehouse facility with the following specification;

- Eaves height of up to 11.46 metres
- 50 Tonne Crane
- Loading via 5 ground level doors
- Large yard area of up to 2.25 acres available with the potential to be secured
- Ancillary office accommodation

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	3,033.74	32,656

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 on terms to be agreed.

Rent upon application.

Viewings

For further information or to arrange a viewing please contact;

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