



Detached Office / Industrial Premises 10,878 Sq Ft (1,010.57 Sq M) on a site of 0.72 acres

- Superb access to Leeds City Centre and the M621 Motorway
- Detached 2 storey offices of 7,352 sq. ft
- Detached industrial / warehouse premises of 3,526 sq. ft
- Fully secure site with 3 separate entrances
- Good sized secure concrete / tarmac yard area



Location

The property is situated on the established and highly popular Parkside Industrial Estate, which is strategically located just over 1/2 mile from Junction 5 of the M621 Motorway, circa 1.5 miles north of the Leeds Outer Ring Road (A6110) and just under 2 miles to the south of Leeds City Centre.

The property itself is accessed off Bearing Avenue, which leads directly onto Dewsbury Road (A653), via Parkside Lane.

Description

The property provides a detached office building with a separate detached warehouse / unit with the following specification;

- Site area of 0.72 acres (0.29 hectares)
- Fully secure site with 3 separate entrances
- Good sized secure concrete / tarmac yard area
- Good quality air conditioned office premises with ancillary welfare provisions
- Loading via a single ground level roller shutter door

Accommodation

Accommodation	Sq. m	Sq. ft
Industrial / Warehouse Unit	327.58	3,526
Ground Floor Offices	294.99	3,175
First Floor Offices	388.09	4,177
Total	1,010.66	10,878

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 freehold sale.

Price on application.

Viewings

For further information or to arrange a viewing please contact;

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