



## Newly Constructed Warehouse / Industrial Units

**1,060 - 4,305 Sq Ft (98.47 - 399.93 Sq M)**

Hunslet Hall Road, Leeds,  
West Yorkshire, LS11 6TT

- Rare Freehold opportunity
- Fringe of city location with superb access to the M621, M62 and M1 Motorways
- Fully secure site with gated entrance
- Generous yard with designated parking



## Location

The property is strategically situated on the southern fringe of Leeds City Centre, within ½ mile of Junction 4 of the M621 Motorway.

The property itself is accessed off Hunslet Hall Road and leads directly to Junction 4 of the M621 via Dewsbury Road (A653).

## Description

The development provides 4 new high specification warehouse / industrial units with the benefit of the following;

- Fully secure site with gated entrance
- Generous yard with designated parking
- A single electric roller shutter door per unit
- High quality ancillary welfare provisions

## Accommodation

Accommodation	Sq. m	Sq. ft
Unit 1	100.00	1,076
Unit 2	103.00	1,109
Unit 3	98.50	1,060
Unit 4	98.50	1,060
<b>Total</b>	<b>399.93</b>	<b>4,305</b>





## Terms

The units are available by way of a freehold sale. Alternatively, consideration may be given to a new full repairing and insuring lease for a term to be agreed.

Price / 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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