

TO LET

Last Mile Logistics Warehouse

67,670 sq ft (6,287 sq m)

on a site of 3.46 acres (1.40 hectares)

FULLY REFURBISHED



NETWORK HOUSE

MIDDLETON GROVE, LEEDS, LS11 5PX

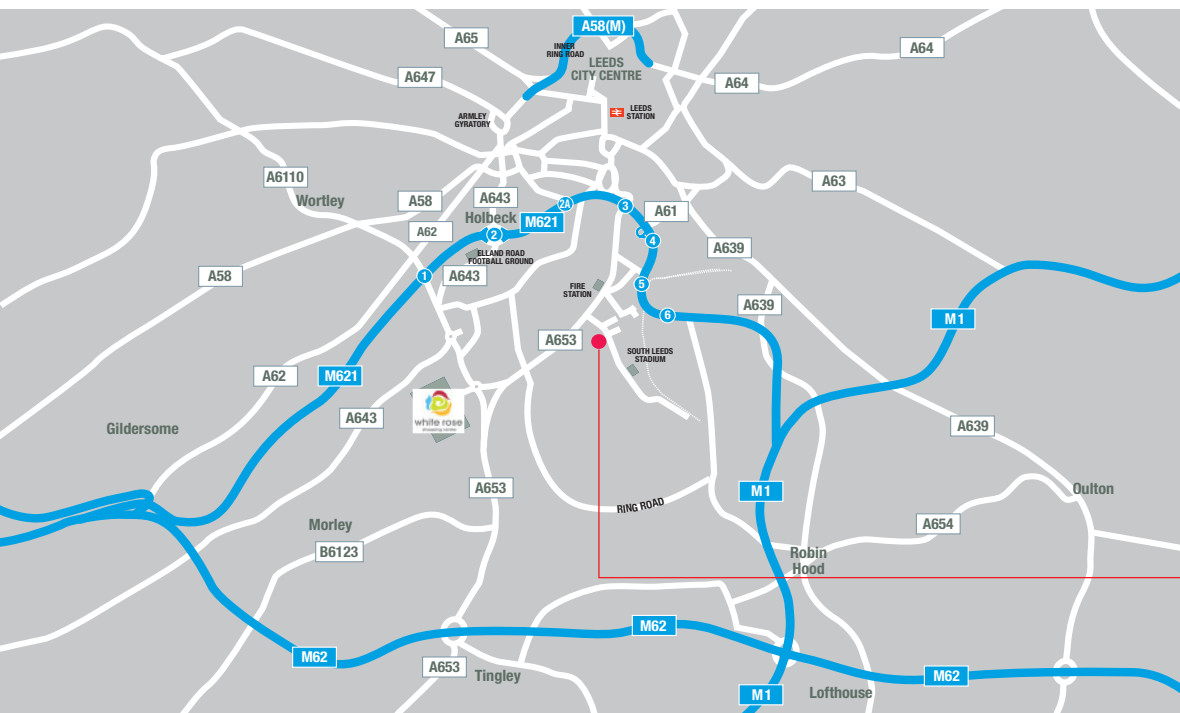


LOCATION

Strategically located with immediate access to the M621 and Leeds City Centre

The property is situated in an excellent position in Leeds which benefits from access to both Junctions 5 & 6 of the M621 within 1 mile. Leeds City Centre is accessed within a 10 minute drive time (2.3 miles).

The premises are located in a superb regional position in with immediate access to the M1, M62 and M621 Motorway network providing access to Manchester to the West and Hull to the East.



TRAVEL TIMES

Location	Miles	Mins
Leeds	2.3	10
Leeds Bradford Airport	10	32
Wakefield	10	19
Sheffield	34	53
Manchester	44	67
York	30	47

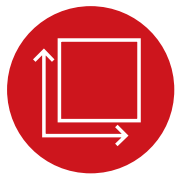
NH NETWORK HOUSE

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	Sq m	Sq ft
Warehouse	5,048.35	54,340
GF Welfare & Offices	495.17	5,330
FF Offices	743.22	8,000
TOTAL	6,286.75	67,670

SITE PLAN & ACCOMMODATION



Size
67,670 sq ft



7.2m
eaves height



6 ground level
doors & 3 dock
level doors



350 KVA
power supply



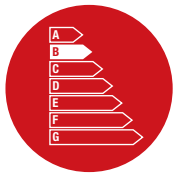
3.46 acre
site



Fully
secure



HQ
offices



EPC
B 31

NH NETWORK HOUSE

MIDDLETON GROVE, LEEDS, LS11 5PX

INDUSTRIAL

LED
Warehouse
lighting

7.2m
Eaves
height

6 Ground
level loading
doors

3 Phase
power
(350 KVA)

3 Dock
level loading
doors



NH NETWORK HOUSE

MIDDLETON GROVE, LEEDS, LS11 5PX

OFFICES

LED
Lighting

Air
conditioning



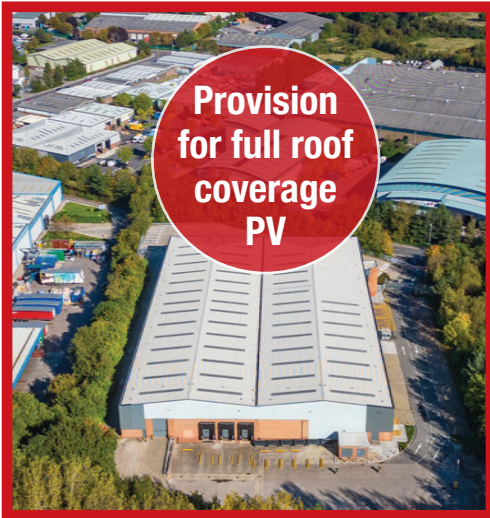
Staff
canteen &
Welfare
facilities



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WELFARE & ESG



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TERMS

The property is offered by way of a new Full Repairing and Insuring Lease for a term of years to be agreed. Rent on application.

EPC

The current energy performance rating for the property is B - 31. A copy of the EPC certificates and reports are available on request.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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