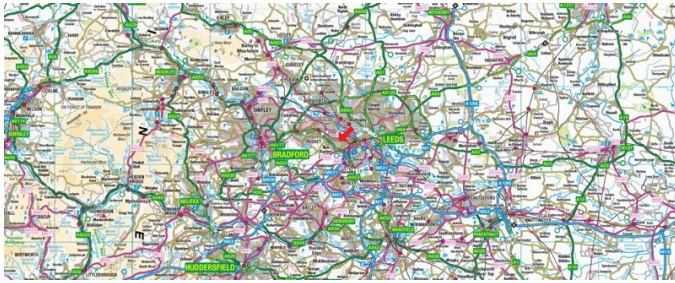




Newly Constructed Warehouse / Industrial Premises 7,910 Sq Ft (734.84 Sq M)

- Available Summer 2024
- Superb access to Leeds City Centre, the Leeds Outer Ring Road (A6110) and the M621 Motorway
- Eaves height of 8 metres
- Fully secure site and secure yard area
- Loading via 2 electric ground level roller shutter doors



Location

The premises are strategically situated just off Tong Road (B6154), just over ½ mile from the Leeds Outer Ring Road (A6110), approximately 1.5 miles from the Armley Gyratory and just under 2 miles from Junction 1 of the M621 Motorway.

The property is accessed off Wortley Moor Road, which leads directly onto Tong Road (B6154).

Description

The property will comprise a brand new high specification warehouse / industrial unit, which will benefit from the following specification;

- Eaves height of 8 metres
- Large secure yard and loading area
- Fully secure site
- Automated entrance gates
- Internal LED lighting within the warehouse and offices
- External LED flood lighting
- High quality ancillary offices and welfare provisions
- Very generous car parking provisions with 24 demised spaces

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	717.85	7,727
Offices / Welfare	17.01	183
Total	734.86	7,910



EPC

The energy performance of the property will be assessed on completion and a copy of the EPC certificate will be available upon 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 for a term to be agreed.

Quoting rent is available on application.

Viewings

For further information or to arrange a viewing please contact;

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