



PROPERTY CONSULTANTS

TO LET

Unit 3A Eagle Industrial Estate
Torre Road
Leeds
LS9 7QL



Industrial / Warehouse Premises 8,268 Sq Ft (768.1 Sq M)

- Superb access to Leeds City Centre
- Secure estate
- Eaves height of 5.63 metres
- High quality ancillary office accommodation



Location

Eagle Industrial Estate is strategically located just off York Road (A64), which is a main arterial route leading directly to Leeds City Centre.

The estate is accessed off Torre Road, which leads directly onto York Road (A64).

Description

The property comprises an industrial / warehouse building which benefits from the following specification;

- Secure estate
- Eaves height of 5.63 metres
- Loading via one electrically operated ground level door
- High quality ancillary office accommodation

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	575.99	6,200
Ground Floor Offices	96.02	1,034
First Floor Offices	96.02	1,034
Total	768.03	8,268



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 for a term to be agreed.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

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Agency | Building Surveying and Project Management | Investment | Lease Advisory and Asset Management