

To Let



Queen Street Stourton, Leeds, LS10 1SB

High Specification New Build Warehouse / Distribution Facility

170,500 sq ft (15,839.97 sq m)

- Full Planning Granted
- 8.53 acres site
- Generous parking
- Target EPC 'A'
- Target Breeam 'Excellent'
- Fully fenced and secured site

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www.cartertowler.co.uk

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Summary

Available Size	170,500 sq ft
Business Rates	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

An opportunity to acquire a new Industrial / Logistics facility with full planning consent. Ready for Occupation within 12 months of agreeing a lease.

Location

Queen Street is situated between Pontefract Road in the east and Wakefield Road in the west, some 2.5 miles outside Leeds City Centre. The site sits within a popular and well-established industrial area with a mixed of occupiers. The site benefits from strong access links to the M621 at Junctions 6 & 7. The M1 is also within easy reach with Junction 44 being situated approximately 2 miles away via Pontefract Road.

Specification

The property will be built to the following specification:

- * 243 car parking spaces (inc EV)
- * 15m Eaves
- * 14 loading dock levellers
- * 2 ground level/drive in access doors
- * 50 Kn/m2 warehouse floor
- * Large car parking, loading and circulation areas
- * Fully fenced and secured site

Viewings

For further information or to arrange a viewing please contact the letting agents.

Terms

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. Further details are available upon request.

VAT & Legal Costs

VAT will be charged where applicable.

Each party to be responsible for their own legal costs incurred in the transaction.







Viewing & Further Information



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