

Cross Green Industrial Estate Leeds

Available to Let
Warehouse
7,642 sq ft

Modern refurbished unit



Eaves height 6m



LED lighting



Ample parking



Shared yard



Leeds City Centre - 1.5 miles



Cross Green Industrial Estate

Cross Green Garth Leeds LS9 0SG



Description

The property comprises a semi detached industrial / warehouse unit of steel portal frame construction with a pitched roof, and a combination of brickwork and metal clad elevations with access via two automatic ground level roller shutter doors on the front elevation. Office accommodation is provided over 2 floors to the front of the unit, which includes staff welfare facilities on ground and first, kitchen / canteen area, and more general office space and meeting rooms. Internally the warehouse has LED lighting throughout and benefits from a clear internal eaves height of 6m. Externally, the unit has a shared yard and loading area with the neighbouring unit and benefits from 8 demised parking spaces

Location

Located within the established Cross Green Industrial Estate, this unit offers excellent connectivity just 1.5 miles to the east of Leeds city centre. Positioned off the A63 (Pontefract Lane), the property benefits from easy access to J45 of the M1 motorway and M621, ideal for logistics and distribution to the national motorway network. Surrounding occupiers include major industrial, trade, distribution and manufacturing operators. This strategic location combines proximity to Leeds City Centre with key transport links, making it a prime choice for regional and national businesses.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

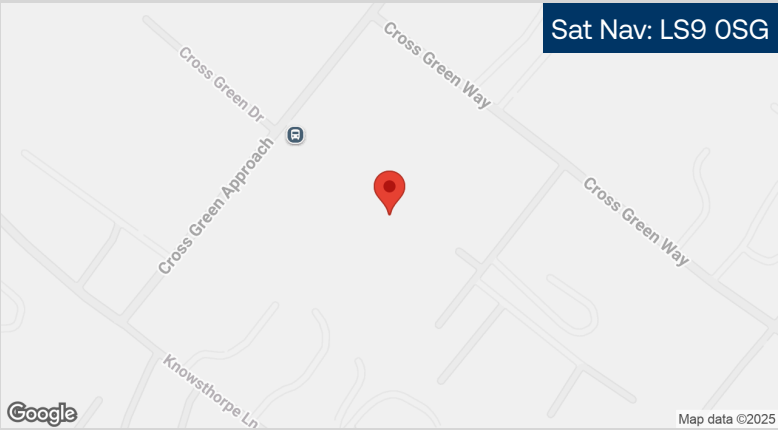
Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit C6	Warehouse	7,642	Immediately
Total		7,642	

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