

# Silver Court Industrial Estate

Intercity Way Leeds LS13 4LY

Warehouse | 6,803 ft<sup>2</sup>



Ground floor loading door



Eaves height 6.8m



Parking for circa 20 vehicles



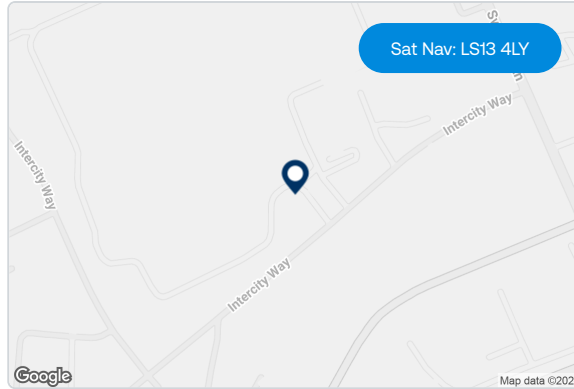
Three-phase power



Secure gated shared yard

Available to Let





## Description

Silver Court is an urban industrial development providing refurbished industrial space across a range of sizes.

Unit 19 forms part of the more modern and higher section of the estate, comprising a modern semi-detached industrial unit of steel portal frame construction with brick and profile metal sheet elevations, surmounted by a pitched profile metal sheet roof.

The unit is currently undergoing full refurbishment, and internally the property benefits from two storey office and welfare accommodation, LED lighting throughout and an eaves height of 6.8m.

## Location

Silver Court is situated on Intercity Way in Pudsey, approximately 200 yards from Swinnow Lane. Swinnow Lane in turn provides access onto the A647 Stanningley By-Pass, one of the major routes between Leeds and Bradford City Centres. The estate is located 0.5 miles from Pudsey Town Centre and the Owlcotes Shopping Centre. The units are superbly located for all local and regional amenities, with Junction 1 of the M621 Motorway just 4 miles away, which in turn provides access to the M1 and M62 Motorways for the national road network.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 19	Warehouse	6,803	Under offer
Total		6,803	

## Further information

### EPC

Unit 19: E,

### Terms

Available on new full repairing and insuring leases.

### Legal costs

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

[Book a viewing](#)

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