

TO LET
Industrial / Warehouse Unit



UNIT 1
PONTEFRACT LANE

CROSS GREEN
LEEDS LS9 0RR

- Prominent road side frontage
- Direct access to J45 of the M1 motorway
- Clear internal eaves height of 5.15m
- Secure private yard

66,063 sq ft (6,138 sq m)

The unit comprises a two bay steel portal frame warehouse with brick lower elevations, metal sheeting to the upper elevations and corrugated roof incorporating translucent roof lights. Major refurbishment is planned to the internal warehouse floor and roof. Ancillary office accommodation is provided over two floors on the eastern elevation. Car parking is provided to the front of the offices with separate access from the service yard.

The warehouse benefits from a secure goods yard with separate access and loading is provided via four service doors, two dock level doors under a canopy and two ground level doors.

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LOCATION

The property is located in Cross Green, one of Leeds' premier industrial locations, located approximately 1 mile south east of Leeds City Centre. The East Leeds Link Road provides direct access to Junction 45 of the M1 Motorway, further enhancing the popularity of the site.

Nearby occupiers include Toolstation, Euro Car Parts, DHL, AO.com, Football World and Symington's.



ACCOMMODATION

Use	Sq Ft	Sq M
Warehouse	61,127	5,679
Office	4,980	463
Total	66,107	6,142



VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs occurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website (www.voa.gov.uk).

EPC

A full copy of the EPC is available upon request.

FURTHER INFORMATION / VIEWING

For further information on availability and terms; please contact:

**Lambert
Smith
Hampton**

Elliot Bloodworth
07597 019 265
ebloodworth@lsh.co.uk

Matt Jackson
07514 733 870
mjackson@lsh.co.uk

Alternatively, please contact the landlord directly:

In-site
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