

TO LET

BROOKFIELD

TRADING ESTATE

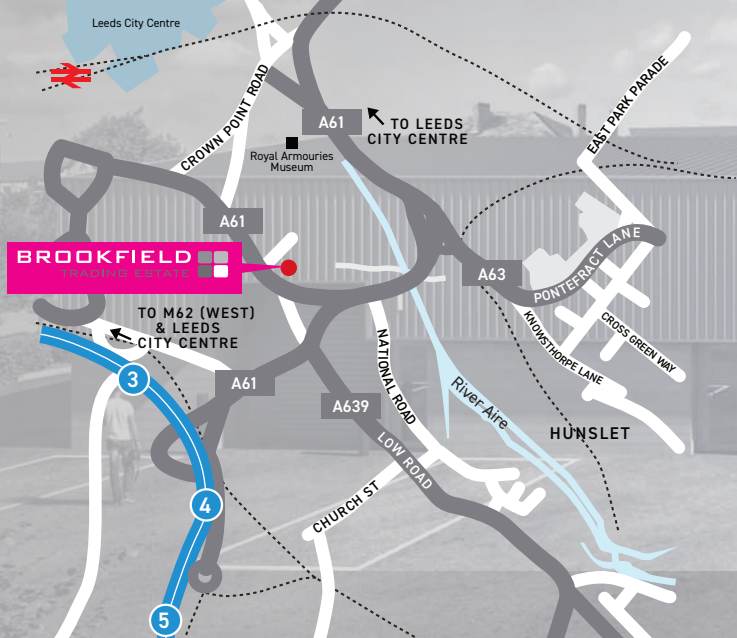
BROOKFIELD TRADING ESTATE | BROOKFIELD STREET | LEEDS | LS10 1JX



- Fringe of city location with superb access to the M621, M62 and M1 Motorways
- Fully secure estate with gated entrance and CCTV
- Loading via 5 electric ground level doors
- Large secure yard area
- Eaves height of 5 metres
- Generous car parking provisions

**MODERN WAREHOUSE /
INDUSTRIAL UNITS**

1,187 SQ FT TO 5,300 SQ FT



LOCATION

Brookfield Trading Estate is strategically located on the south eastern fringe of Leeds City Centre, just off Hunslet Road (A61), within 1 mile of Junctions 3, 4 & 5 of the M621 Motorway.

The development itself is accessed directly off Brookfield Street, which leads onto Hunslet Road (A61).

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DESCRIPTION / SPECIFICATION

Brookfield Trading Estate is a new high specification warehouse / industrial development providing 7 units. The units benefit from the following specification;

- Fully secure estate with gated entrance and CCTV
- Loading via 5 electric ground level doors
- Large secure yard area
- Eaves height of 5 metres
- Generous car parking provisions
- High quality ancillary offices / welfare provisions
- High bay LED warehouse lighting
- Floor loading of 30 kN per sq m

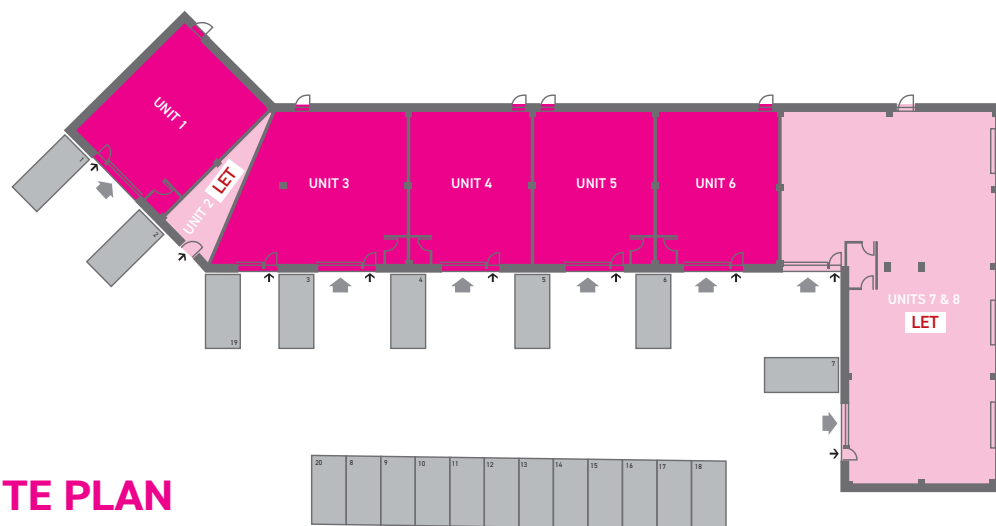
ACCOMMODATION

Accommodation	Sq m	Sq ft
Unit 1	110.3	1,187
Unit 2	LET	
Units 3-5	397.7	4,280
Unit 6	97.6	1,051
Units 7-8	LET	

TENURE

The units are available on a new full repairing and insuring lease for a term to be agreed.

Rent on application.



SITE PLAN

FURTHER INFORMATION

For further information contact the sole letting agents:

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