

SOMETHING
TO GET
EXCITED
ABOUT



Coming Soon...



Cross Green Way - Leeds

LS9 0SE

TO LET

BRAND NEW INDUSTRIAL / WAREHOUSE UNITS

Phase 1: 55,000 - 62,500 sq ft / Phase 2: 5,000 - 80,000 sq ft

We are delighted to bring you a brand new development of detached Industrial / Warehouse and Trade Counter premises...



Direct access to
J45, M1 & J4, M621
(via East Leeds Link Road)



High specification building, with
BREEAM rating
'Very Good'



At Leeds' most
established
industrial estate



Phase 1 ready
for occupation
February 2019

ON-SITE NOW

TL1



TIMELINE OF WORKS - PHASE 1

June 2018
Phase 1 Commences



September 2018
TL1 Steelwork Complete



October 2018
TL2 Steelwork Complete
TL1 & TL2 Waterproofing Complete



November 2018
TL1 Roof & Wall Cladding Complete
Car Park & Service Yard Complete



December 2018
TL2 Roof & Wall Cladding Complete

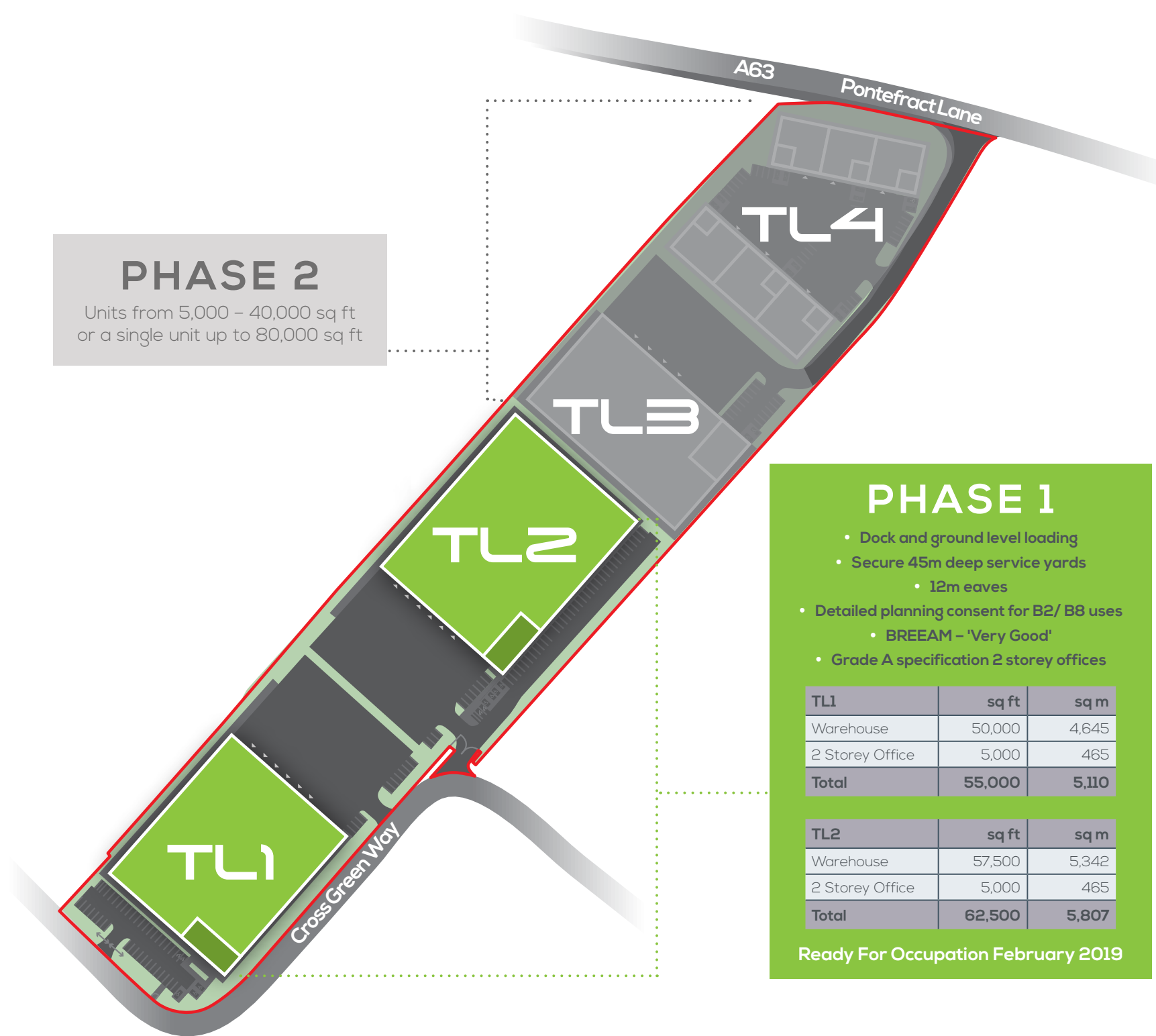


February 2019
TL1 & TL2 External Works Complete

TERMS

The properties are available on new full repairing lease terms. For further information, please contact the joint letting agents.

PHASE 2
Units from 5,000 – 40,000 sq ft
or a single unit up to 80,000 sq ft



PHASE 1

- Dock and ground level loading
- Secure 45m deep service yards
 - 12m eaves
- Detailed planning consent for B2/ B8 uses
 - BREEAM – 'Very Good'
- Grade A specification 2 storey offices

TL1	sq ft	sq m
Warehouse	50,000	4,645
2 Storey Office	5,000	465
Total	55,000	5,110

TL2	sq ft	sq m
Warehouse	57,500	5,342
2 Storey Office	5,000	465
Total	62,500	5,807

Ready For Occupation February 2019

ON-SITE NOW

TL2



BY ROAD

LS9 OSE

Destination	Distance (Miles)
Leeds City Centre	3
Leeds Bradford International Airport	11
Doncaster	33
Sheffield	34
Manchester	45
Hull	60
Newcastle	100
Birmingham	118
London	195



J45
(M1)

2 miles
5 mins

J4
(M62)

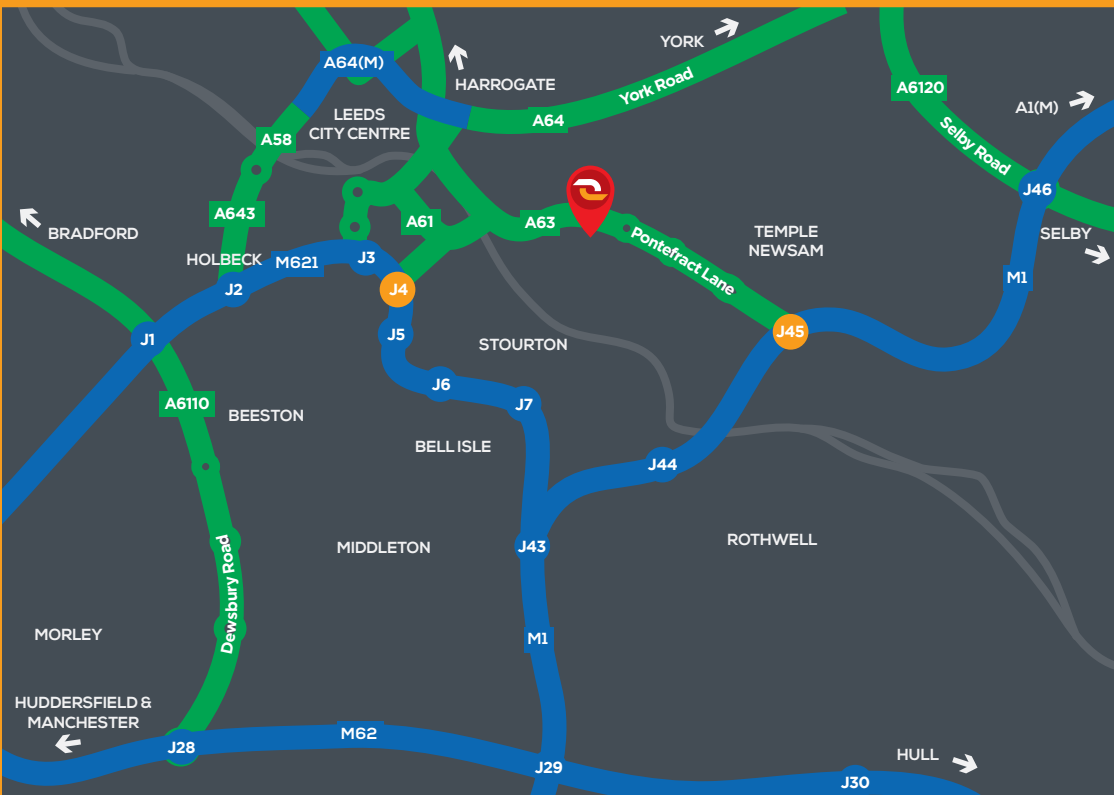
3 miles
7 mins

M62

8 miles
14 mins

A1

19 miles
22 mins



FOR FURTHER INFORMATION

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

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