



COPLEY HILL TRADING ESTATE LEEDS

TO LET
UNIT C3

**TRADE COUNTER /
INDUSTRIAL UNIT**

3,900 sq ft
(362.32 sq m)



PRIME TRADE
COUNTER ESTATE



SECURE ESTATE
WITH BARRIER
ENTRY + CCTV



GENEROUS
PARKING
PROVISIONS

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TO LET UNIT C3

TRADE COUNTER / INDUSTRIAL UNIT

3,900 sq ft (362.32 sq m)



COPLEY HILL TRADING ESTATE

DESCRIPTION

Unit C3 provides a highly prominent and modern trade counter / warehouse unit situated within the established and popular Copley Hill Trading Estate.

Existing trade counter tenants on the estate include Crown Decorating Centre, Howdens, Carpentryright, Lincs Electrical Wholesalers Ltd (LEW), BAPP Industrial Supplies Ltd, Wolsley UK, the BSS Group Ltd, Nicholls & Clarke Ltd.



INDICATIVE IMAGE



SPECIFICATION

The property benefits from the following specification:

ANCILLARY OFFICES

LOADING VIA A SINGLE GROUND LEVEL DOOR

YARD AND LOADING AREA WITH GENEROUS PARKING

SECURE ESTATE WITH BARRIER ENTRY AND CCTV

ACCOMMODATION

The unit has been measured in accordance with the Royal Institute of Chartered Surveyors Code of Measuring Practice (6th edition).

| | SQ M | SQ FT |
|--------------|---------------|--------------|
| WAREHOUSE | 334.45 | 3,600 |
| OFFICE | 27.87 | 300 |
| Total | 362.32 | 3,900 |

ENERGY PERFORMANCE CERTIFICATE

The property has been accessed and has an EPC rating of D-85.

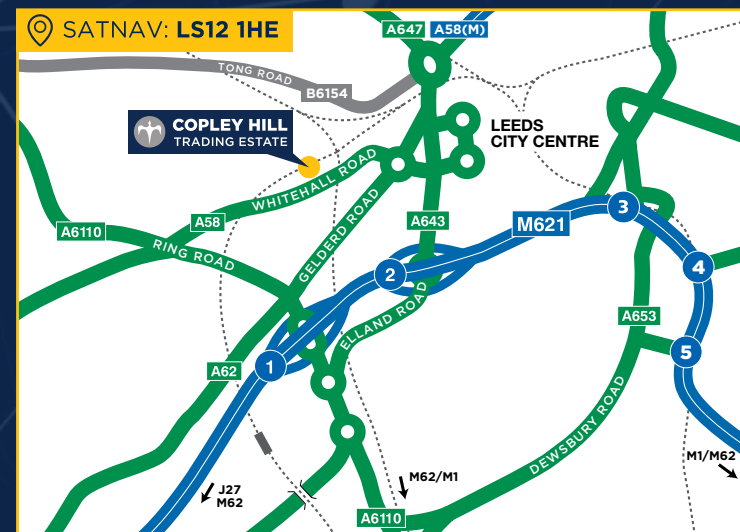
RATEABLE VALUE

Rateable value of £25,750.

LOCATION

Copley Hill Trading Estate is strategically located only 1.5 miles from Leeds City Centre and 1.5 miles from Junction 1 of the M621 Motorway and the Leeds Outer Ring Road (A6110). The estate is accessed from Whitehall Road (A58), which leads directly onto Gelderd Road (A62) and the Leeds Outer Ring Road (A6110).

| DESTINATION | MINS | MILES |
|-------------------|------|-------|
| J2 (M621) | 4 | 1 |
| J1 (M621) | 4 | 1.5 |
| LEEDS CITY CENTRE | 5 | 1.5 |
| M1 | 9 | 5 |



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