

COPLEY HILL

TRADING ESTATE

Whitehall Road (Just off Gelderd Road), Leeds

TO LET - UNIT E3

TRADE COUNTER / WAREHOUSE

3,716 sq ft (345.22 sq m)



Prime Trade Counter Estate
Secure Estate with Barrier Entry + CCTV
Eaves Height of 6.27 metres
Generous Parking Provisions

SATNAV: LS12 1HE



ACCOMMODATION

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

	sq ft	sq m
Warehouse	3,116	289.44
Ground Floor Offices	600	55.74
Total	3,716	345.22

SPECIFICATION

The property benefits from the following specification:

- Purpose built showroom
- Eaves height of 6.27 metres
- High quality ancillary offices
- Loading via a single ground level door
- Large yard and loading area with generous parking
- Secure estate with barrier entry and CCTV

TERMS

The unit is available by way of new fully repairing and insuring lease. Further information on terms and quoting rents are available on application.

RATEABLE VALUE

£19,000

ENERGY PERFORMANCE CERTIFICATE

E - 105

LOCATION

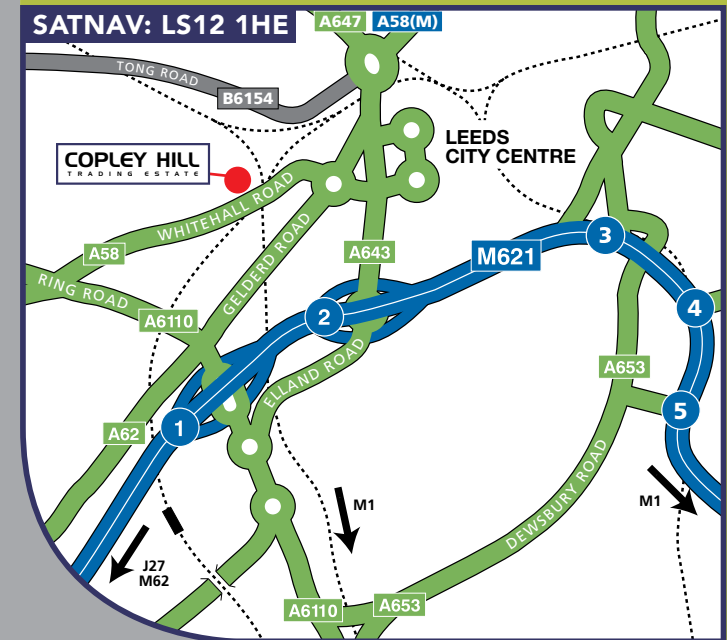
Located 1.5 miles from Leeds City Centre and 1 mile from Junction 1 of the M621 Motorway and the Leeds Outer Ring Road (A6110). The estate is accessed from Whitehall Road (A58), which leads directly to Gelderd Road (A62) and the Leeds Outer Ring Road (A6110).

Nearby occupants include: Euro Car parts, Al-Murad Flooring, Arco, City Electrical Factors, SIG Fixings, Big Yellow Self Storage, Screwfix, Graham, National Lighting, JTF, Greggs.

DESCRIPTION

Unit E3 provides a highly prominent and modern trade counter / warehouse unit situated within the established and popular Copley Hill Trading Estate.

Neighbours on the estate include: Plumb & Drain Centre, PTS Plumbing Supplies, Crown Decorating Centre, Howdens, Rexel Senate.



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Paul Mack



Josh Holmes