



TOWNGATE LINK

SUBSTANTIAL WAREHOUSE COMPLEX



UP TO **300,000** SQ FT
(27,870 SQ M)

LEEDS

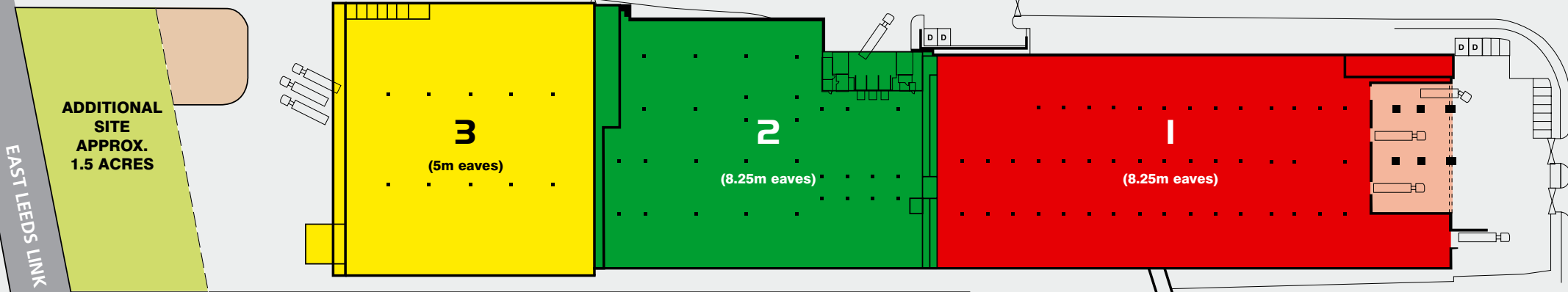


DESCRIPTION

Towngate Link comprises adjoining warehouse units which have been extensively refurbished by Towngate. It is situated within one of Leeds' largest industrial estates comprising many manufacturing and warehousing operations and said to employ approximately 3,000 people.

The buildings are substantially constructed, each unit having a concrete slab floor which is accessible via a combination of drive-in and tail dock loading doors. All units are interconnected although each can be occupied independently. Additionally, CCTV is fitted to each of the units.

↑ M1 Junction 45



UNIT 3

	sq m	sq ft
Warehouse (5m eaves)	5,844	62,689
Sub-total floor area	5,844	62,689

Unit 3 has excellent loading from a large yard area, via a series of drive-in and tail dock goods door. This unit may be combined with Unit 2 via an internal access ramp. Beyond the goods yard is an area of undeveloped land approximately 1.5 acres fronting Pontefract Lane, which could be included as additional yard/parking or for new industrial space.

UNIT 2

	sq m	sq ft
Warehouse (8.25m eaves)	6,508	70,024
First floor offices	339	3,644
Second floor offices	497	5,351
Sub-total floor area	7,344	79,019

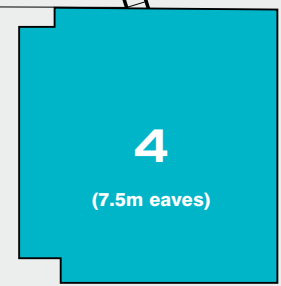
Unit 2 has covered dock loading and a drive-in goods door. This unit may be combined with Units 1 and 3 via internal access ramps.

UNIT 1

	sq m	sq ft
Warehouse (8.25m eaves)	8,607	92,612
Enclosed loading	891	9,587
Ground floor offices	219	2,355
First floor offices	183	1,973
Sub-total floor area	9,900	106,527

Unit 1 includes deep covered goods area providing clean facilities for side-loading by fork trucks. There is also tail dock loading with a dock-leveller. The goods yard is self-contained and offers space for staff car parking.

This unit may be occupied with Unit 2 via an internal access ramp.



UNIT 4 LET to H&A Transport

	sq m	sq ft
Warehouse - (7.5m eaves)	2,801	30,140
First floor offices	137	1,480
Loading canopy	1,073	11,547
Sub-total floor area	4,011	43,167

The property has gross internal floor areas which have been measured in accordance with the current Royal Institution of Chartered Surveyors' code of practice.

LEEDS



LEEDS CITY CENTRE

SPECIFICATION

- STEEL FRAME DESIGN
- GOOD YARDS AND LOADING AREAS
- EAVES HEIGHTS FROM 16ft. - 27ft.
- SPRINKLERS
- SECURE SITE
- CCTV FITTED THROUGHOUT

← A1(M) 9 Miles

J44 to M621 3 Miles →

J45

M1

East Leeds
Link Road

ADDITIONAL
SITE

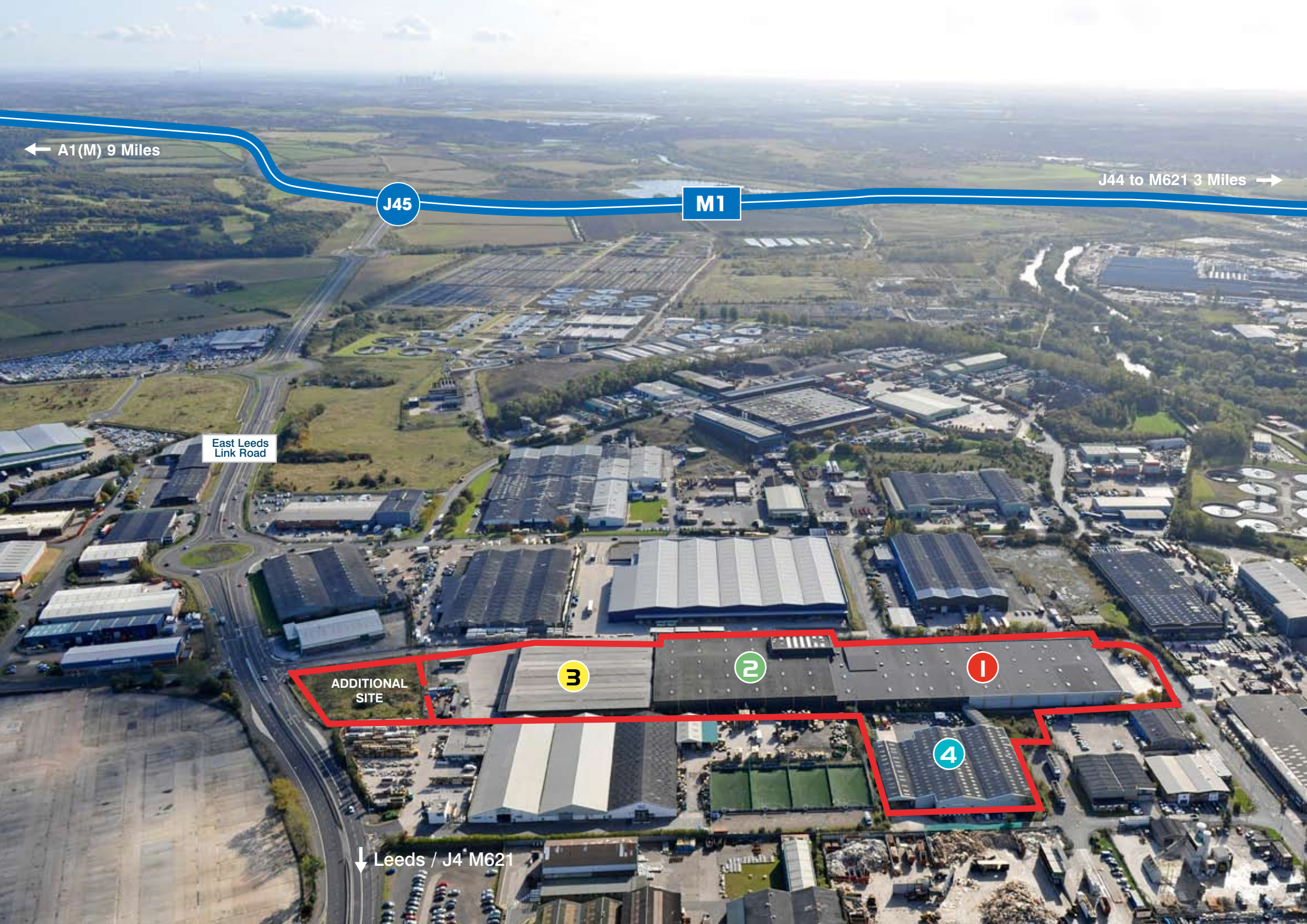
3

2

1

4

↓ Leeds / J4 M621





LOCATION

SAT NAV: LS9 OHG

The Cross Green Industrial Park is situated just 2 miles east of Leeds city centre and approximately 1 mile from the A1-M1 Link. The estate is accessible from the M1 (jct 45), the M621 (jct 5) via South Accommodation Road and from the A64 York Road via Marsh Lane.

The property lies adjacent to the East Leeds Link Road, which connects South Accommodation Road with the M1 junction 45 and provides Cross Green with excellent motorway access.

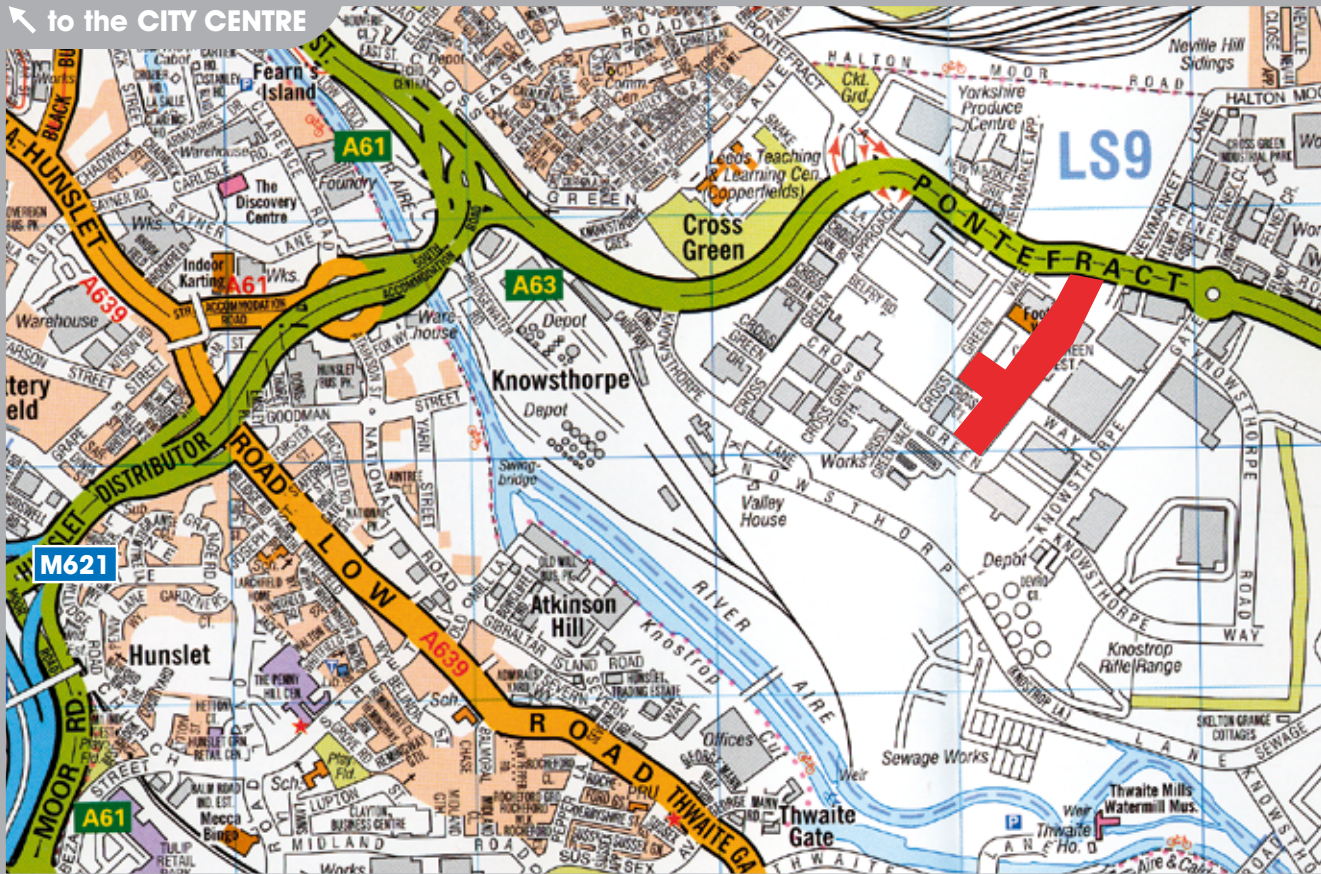


TOWNGATE LINK
 Cross Green Industrial Park • Leeds

West Yorkshire

South Yorkshire

to the CITY CENTRE



LEEDS



TERMS

Units are available To Let on flexible lease terms, at rentals as detailed on the Availability Schedule enclosed with this brochure.

Tenants will be responsible for maintenance of the premises and for payment of insurance premiums on the building, in addition to normal payment of utility charges. Rents and other costs quoted are exclusive of V.A.T.

Full details of Lease terms, rentals and other charges are available on request to the joint letting agents.

SAT NAV: LS9 OHG

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 A. WSB Property and Knight Frank on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by WSB Property and Knight Frank has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. B. The date of this publication is February 2010.

Designed and produced by Anderson Advertising and Marketing T. 0113 274 3698

