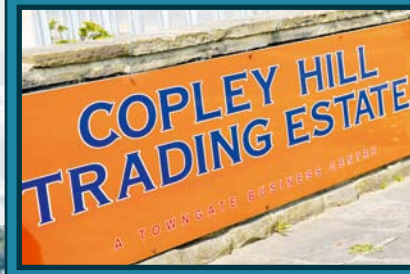


# INDUSTRIAL/TRADE COUNTER UNIT

ON THE POPULAR COPLEY HILL TRADING ESTATE



  
**Unit C3**  
COPLEY HILL INDUSTRIAL ESTATE

OUTER RING ROAD - ¼ MILE

J2 M621 - ¼ MILE

CITY CENTRE - 1½ MILES

← LEEDS CITY CENTRE

← J2 M621

J1 M621 →

A62 GELDERD ROAD

A58 WHITEHALL ROAD

COPLEY HILL ROAD

**3,754** sq ft (348.8 sq m)

TO LET

# INDUSTRIAL UNIT

## IDEALLY SUITED FOR TRADE COUNTER

**3,754 sq ft**  
(348.8 sq m)

Unit C3 is located within the established and busy Copley Hill Trading Estate. The small industrial and warehouse unit has ample access for the loading and unloading of commercial vehicles.

### LOCATION

Copley Hill Trading Estate is located adjacent to Whitehall Road (A58) and is accessed from Copley Hill Way. Leeds City Centre is approximately 1 mile to the North East and the estate is within 1/2 mile of the M621 and the national motorway network beyond.

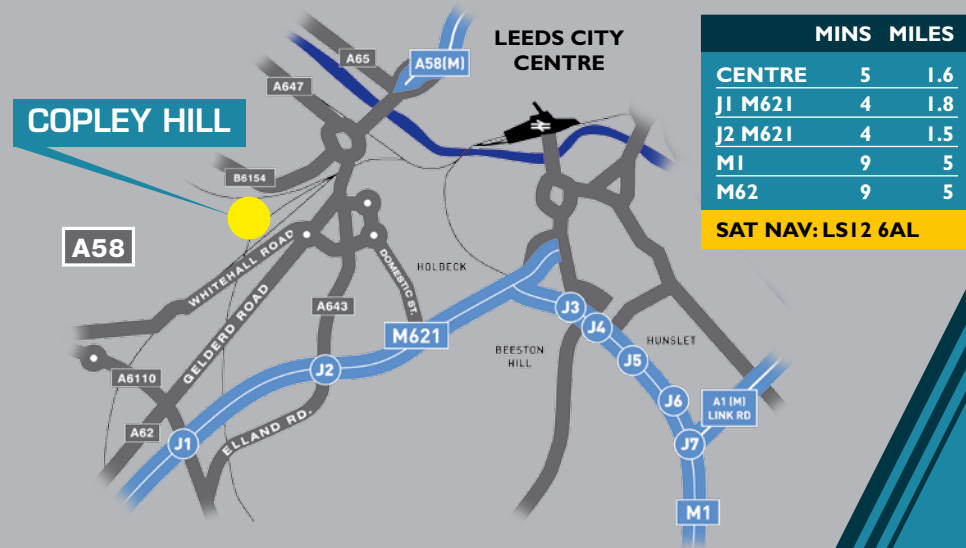
[www.towngate.plc.uk](http://www.towngate.plc.uk)



### GREAT SECURITY FEATURES:

Remotely monitored 24hr CCTV cameras

Secure gate and restricted out-of-hours access



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