TO LET - UNIT C4

TRADE COUNTER / WAREHOUSE

3,919 sq ft (364.1 sq m)

- Prime Trade Counter Estate
- Secure Estate with Barrier Entry + CCTV
- Generous Parking Provisions

COPLEY HILL

TRADING ESTATE

Whitehall Road (just off Gelderd Road), Leeds

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ON LEEDS' PREMIER TRADE COUNTER ESTATE

COPLEY HILL
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DESCRIPTION

Unit C4 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 Plumb & Drain Centre, PTS Plumbing Supplies, Crown Decorating Centre, Howdens, Rexel Senate and Doorhaus.

Trade counter companies in the immediate vicinity include Euro Car Parts, Al Murad Flooring, Arco, City Electrical Factors, SIG Fixings, Screwfix and Graham.

SPECIFICATION

The property benefits from the following specification;

- Loading via a single ground level loading door
- High quality ancillary offices
- Generous parking provisions
- Secure estate with barrier entry and CCTV

ACCOMMODATION (NIA)

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	336.02	3,617
Office	28.08	302
Total	**364.10**	**3,919**

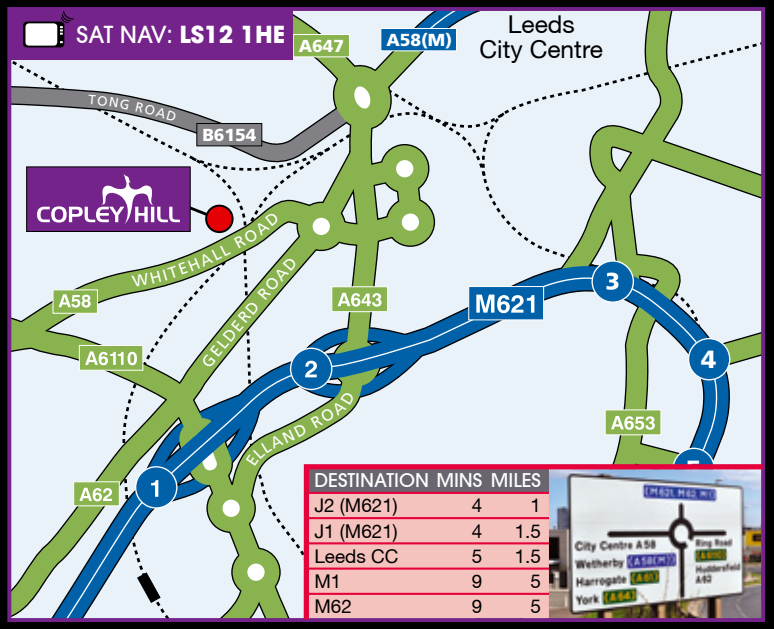
Rateable Value: £19,000

ENERGY PERFORMANCE CERTIFICATE

We are advised that the property has an EPC rating within band B.

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).



Whitehall Road (just off Gelderd Road), Leeds, LS12 1HE

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