

SAT NAV: LS10 1RT

COPPERWORKS 2

HAIGH PARK ROAD, STOURTON, LEEDS

• Potential to refurbish to suit requirements • J44 (M1) and J7 (M621) - 1 mile drive • Storage/parking land also available

TO LET
INDUSTRIAL/WAREHOUSE UNIT

100,000 – 244,659 SQ FT

 **TOWNGATE PLC**

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OVERVIEW

Copperworks 2 provides 100,000 – 244,659 sq ft of industrial/distribution accommodation with the potential to be refurbished to suit requirements. The property benefits from being in an excellent location just 1 mile from both Junction 44 (M1) and Junction 7 (M621), with Leeds City Centre just a few minutes drive away. Further storage/parking land is available on request.



A total workforce of 2 million people living within 30 minutes drivetime of Leeds City Centre

Leeds is the largest city region outside of London, economically bigger than nine EU countries with a GVA of

£56bn



The industrial sector performing well, and a diversity of occupiers, all contribute to making Leeds the UK's largest manufacturing centre outside of London

Leeds is fast changing with £4.4bn invested in commercial property over the last 10 years and a further

£5.9bn

of developments currently under construction or in the pipeline



An estimated city population of 751,500 people (taken from the 2011 census)

top 5

For the last five years, ranked within the top five UK cities with the lowest unemployment

SPECIFICATION

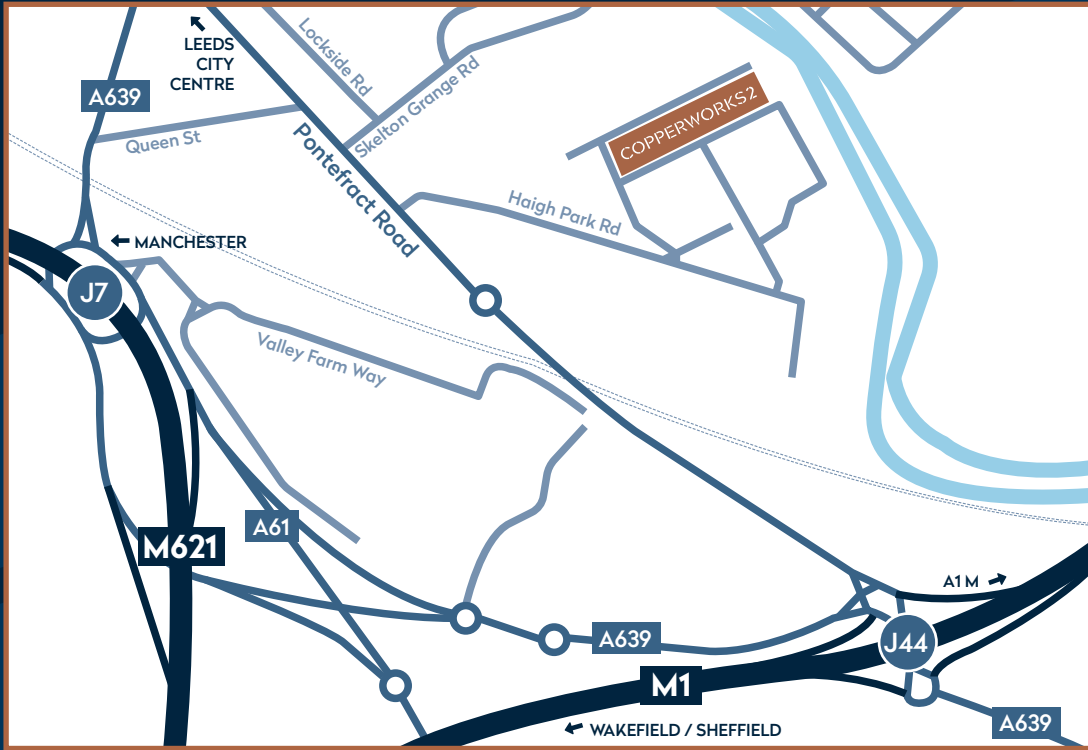
- Available 'as is' or alternatively refurbishment options are available
- Typical eaves height of 9m
- Large power supply available to site
- Existing crane rails with the ability to accommodate up to 10 tonne cranes
- Barrier entry and secure gatehouse
- Multiple ground level loading doors
- 360° circulation
- Additional open storage land potentially available
- Potential to split the building, if required



244,659 sq ft



Indicative Refurbishment

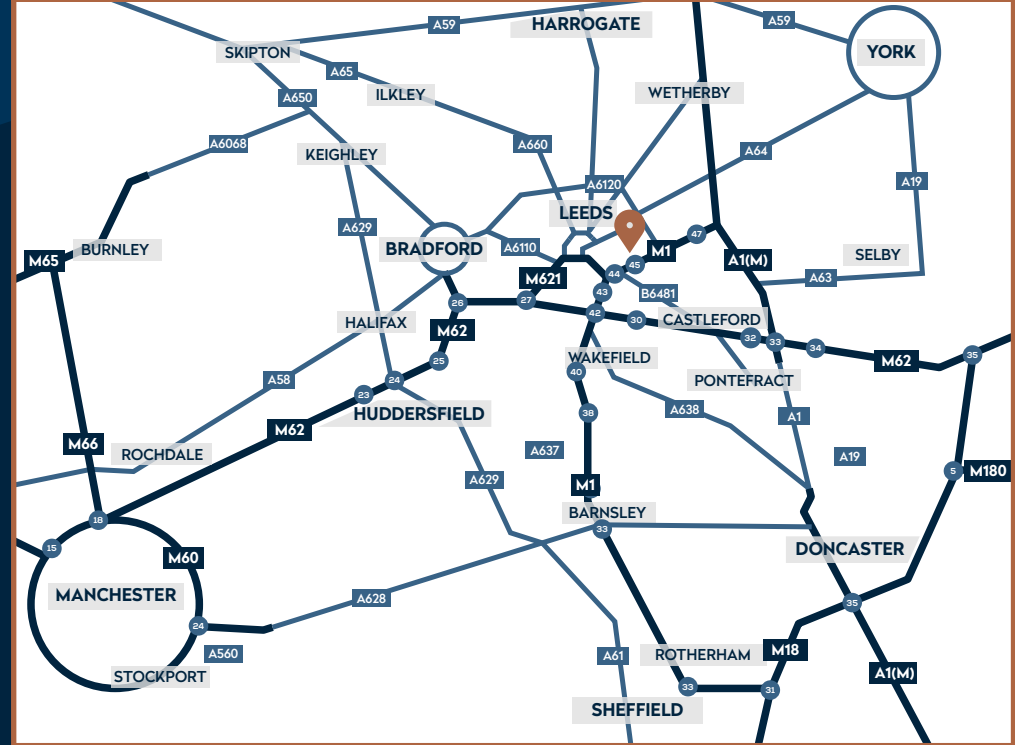


LOCATION

MUSIC.FAMILY.FIRM

Copperworks 2 on Haigh Park Road in Stourton, Leeds, is ideally located just minutes from Leeds City Centre and Leeds Railway Station. It lies within one mile of both Junction 44 of the M1 Motorway and Junction 7 of the M621 Motorway, and in easy reach of Leeds/Bradford, Manchester, and Liverpool Airports and the ports of Liverpool and Hull.

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RATEABLE VALUE

The building is currently being re-assessed.

EPC

EPC ratings will be available on completion of the refurbishment.

TERMS

Available on a leasehold basis on terms to be agreed.

CONTACTS

For further information or to arrange a viewing, please contact the agents below.



TOWNGATE PLC

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