

TO LET
Industrial/ Warehouse Premises

CROXLEY HOUSE

OLYMPIA TRADING ESTATE
Gelderd Lane, Leeds, LS12 6AL

27,185 sq ft (2,525.57 sq m)
on a site of 1.7 acres (0.69 hectares)



▶ Superb access to Leeds City Centre and Junction 1 of the M621 Motorway

▶ Eaves height up to 7.25 metres

▶ Loading via 5 electric ground level doors

▶ Fully secure site with large yard and loading area

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Description

Croxley House provides a detached industrial / warehouse facility which benefits from the following specification;

- Eaves height up to 7.25 metres
- Loading via 5 electric ground level doors
- Large secure yard and loading area
- Good quality ancillary office accommodation

Accommodation

	sq ft	sq m
Warehouse	23,934	2,223.51
First Floor Offices	3,251	302.06
Total	27,185	2,525.57

Re-Development Potential

Subject to Planning the landlord may modify the building and site to suit occupier requirements.

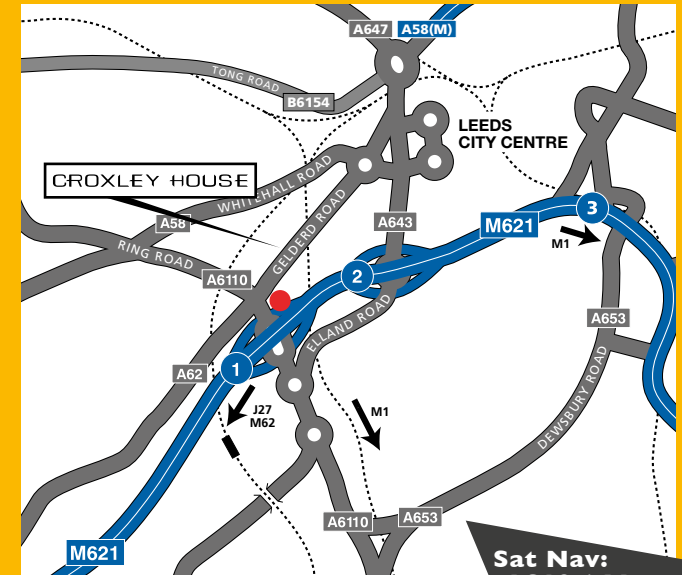


Location

Croxley House is situated in an established industrial / trade counter area just off Gelderd Road (A62), which is strategically situated approximately 1/2 mile from Junction 1 of the M621 Motorway and circa 1.5 miles south West of Leeds City Centre.

The property itself is accessed off Gelderd Lane, which leads directly onto Gelderd Road (A62).

Trade counter occupiers located in close proximity include Screwfix, Arco, HSS Hire, City Electrical Factors, Howdens and Rexel Senate.



Rateable Value

According to the VOA website, the property has an RV of £94,000.

Energy Performance Certificate

The property has been assessed and has a rating of C - 69.

Terms & Viewing

The unit is available by way of a new lease for a term and rental to be negotiated. Contact the Joint Agents



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