

# TO LET - UNITS E1 AND E2 MODERN TRADE COUNTER/WAREHOUSE UNITS

Approx 5,000 - 10,000 sq ft  
(May be taken separately or combined)

# COPLLEY HILL

TRADING ESTATE  
Whitehall Road (Just off Gelderd Road), Leeds



UNITS E1 & E2

#### GREAT SECURITY FEATURES:

- Remotely monitored
- 24hr CCTV cameras
- Secure gate and restricted out-of-hours access

OUTER RING ROAD - 1/4 MILE | J2 M621 - 1 MILE | CITY CENTRE - 1 MILES

SATNAV: LS12 1HE

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Units E1 and E2 Copley Hill comprise two modern trade counter / warehouse units which are interlinked and may be taken separately or combined. The property benefits from a large yard which is ideal for the loading and unloading of commercial vehicles.

## ACCOMMODATION

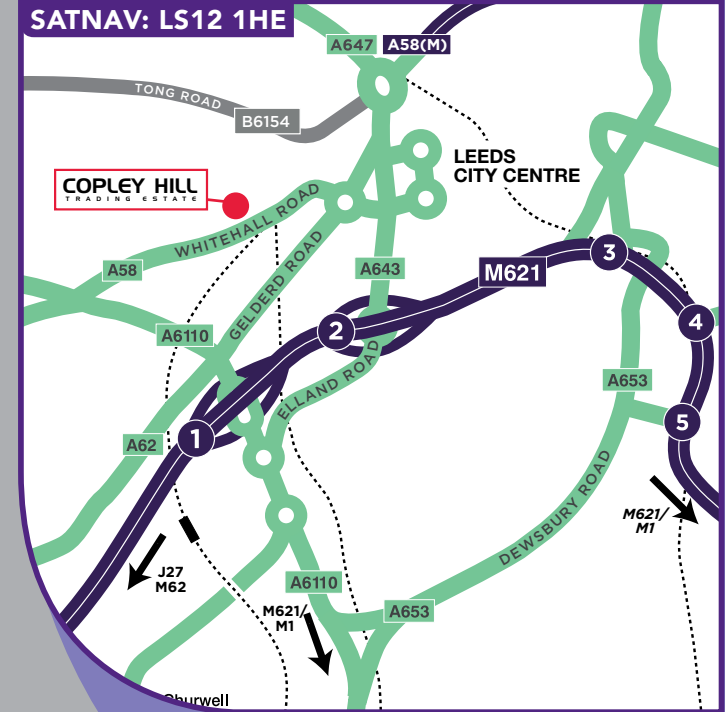
The units have been measured in accordance with the Royal Institute of Chartered Surveyors Code of Measuring Practice (6th edition).

	sq ft	sq m
Unit E1	4,980	462.6
Unit E2	4,951	459.9
<b>Total</b>	<b>9,931</b>	<b>922.5</b>



	MINS	MILES
CENTRE	5	1.5
J1 M621	4	1.5
J2 M621	4	1
M1	9	5
M62	9	5

SAT NAV: LS12 6AL



## 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 miles to the North East and the estate is within 1 mile of the M621 and the national motorway network beyond.



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