



To Let

Modern Warehouse / Industrial Unit

- Eaves height of 7.2m
- Large secure yard and loading area
- Excellent motorway access situated on the fringe of Leeds City Centre
- Fully refurbished
- Loading via a single electrically operated ground level door
- High quality ancillary offices

Unit 2, Riverside Place

Bridgewater Close, Leeds, LS9 0RQ

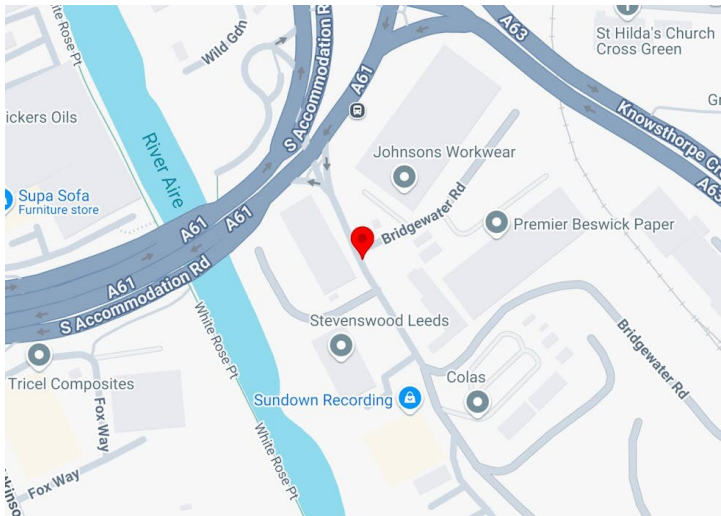
2,967 sq ft

275.64 sq m

Reference: #195392

Unit 2, Riverside Place

Bridgewater Close, Leeds, LS9 0RQ



Summary

Available Size	2,967 sq ft / 275.64 sq m
Rates Payable	£10,624 per annum
EPC	C (61)

Description

The property comprises a modern warehouse / industrial unit which benefits from the following specification -

- Eaves height of 7.2m
- Large secure yard and loading area
- Loading via a single electrically operated ground level door
- High quality ancillary offices

Location

The property is strategically situated 1 mile north of Junction 4 of the M621 Motorway, approximately 1.5 miles east of Leeds City Centre and within 3 miles of Junction 45 of the M1 Motorway. The property itself is accessed off Bridgewater Road and leads directly to Junction 45 of the M1 Motorway via Pontefract Lane (A63). Notable occupiers on the estate include Johnsons Workwear, Premier Paper and Stevenswood.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,410	223.90	Available
Ground - Offices	558	51.84	Available
Total	2,968	275.74	