



COPLEY HILL TRADING ESTATE

LEEDS

TO LET
UNIT F2

**PROMINENT TRADE COUNTER /
WAREHOUSE UNIT**

5,530 sq ft
(513.66 sq m)



PRIME TRADE
COUNTER ESTATE



6 METRE
EAVES HEIGHT



SECURE GATED
ESTATE WITH CCTV

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SATNAV: **LS12 1HE**

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COPLEY HILL
TRADING ESTATE

DESCRIPTION

Unit F2 is located within the established and busy Copley Hill Trading Estate. The modern trade counter/warehouse is located nearby existing trade counter occupiers including; Howdens, Bapp Group, Wolseley, SK Sales, Johnstone's Decorating Centre, LEW Electrical, N&C Tiles and Bathrooms and Clifton Bathrooms.

Other local occupiers include; Screwfix, Eurocell, Boels, Formula One Autocentres, Arco, HSS and CEF.



RATEABLE VALUE

Rateable value of £36,250

ENERGY PERFORMANCE CERTIFICATE

The property has been accessed and has an EPC rating of D-81

SPECIFICATION

The property benefits from the following specification:

PROMINENT ONTO WHITEHALL ROAD & GELDERD ROAD

EAVES HEIGHT OF 6 METRES

LARGE YARD & LOADING AREA

3 PHASE ELECTRICITY

LOADING VIA A SINGLE ELECTRIC ROLLER SHUTTER DOOR

SECURE ESTATE WITH BARRIER ENTRY + CCTV

ANCILLARY OFFICES / WELFARE PROVISIONS

ACCOMMODATION

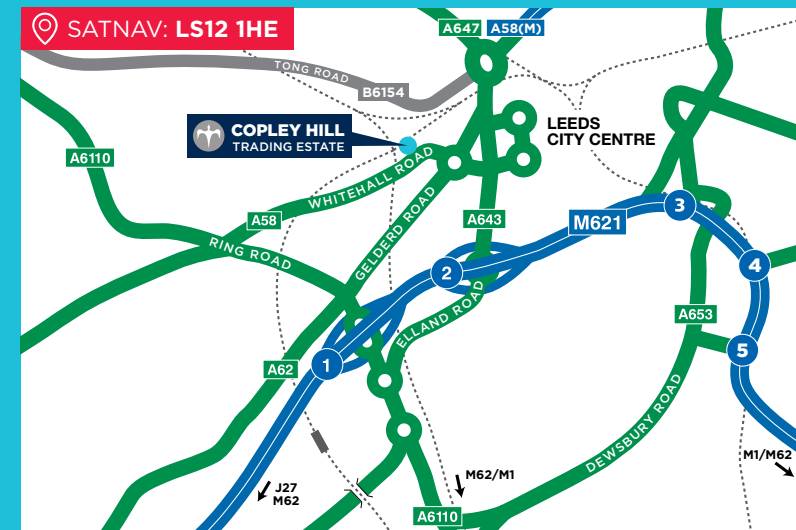
The unit has been measured in accordance with the Royal Institute of Chartered Surveyors Code of Measuring Practice (6th edition).

	SQ M	SQ FT
WAREHOUSE	419.72	4,518
GF OFFICES	46.97	506
FF OFFICE/CANTEEN	46.97	506
Total	513.66	5,530

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).

DESTINATION	MINS	MILES
J2 (M621)	4	1
J1 (M621)	4	1.5
LEEDS CITY CENTRE	5	1.5
M1	9	5



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TOWNGATE PLC

towngate.plc.uk
01484 715 635

**CARTER
TOWLER**

0113 245 1447
www.cartertowler.co.uk

HAZEL COOPER
07811 234 627
hazelcooper@cartertowler.co.uk

GV
&Co
gvproperty.co.uk

0113 245 6000

JONATHAN JACOB
07809 526 118
jonathan@gvproperty.co.uk