

iBOX

UNIT A CONFEDERATION PARK

TO LET

**WAREHOUSE / INDUSTRIAL UNIT
10,277 SQ FT (954.87 SQ M)**

Leeds • LS12 6HH

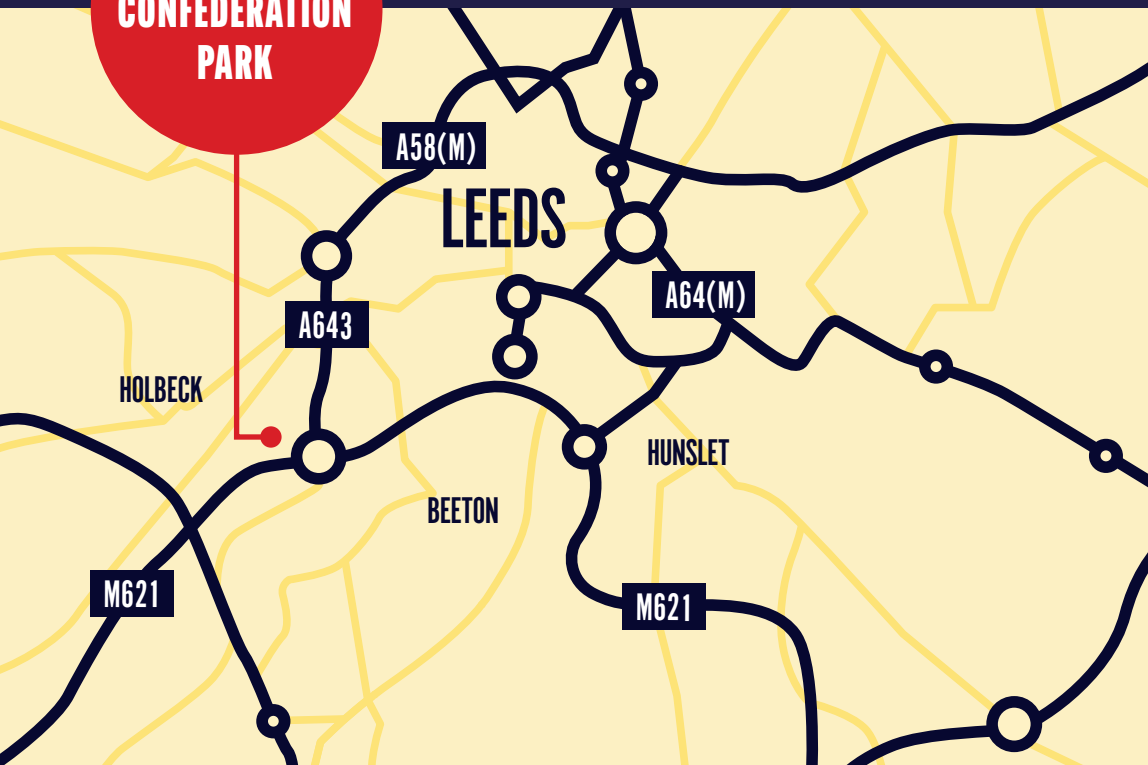


LOCATION

The property, which is part of the Confederation Park estate, is accessed from Lowfields Road, which in turn connects directly to Gelderd Road (A62). Gelderd Road is a main arterial route into Leeds City Centre c.1.5 miles to the northeast via the A58.

The building benefits from direct access into Leeds City Centre (within 1.5 miles) and excellent connectivity to the national motorway network. Junction 1 of the M621 is accessed approximately 0.8 miles to the south while Junction 2 is situated 1.5 miles to the east.

**UNIT A
CONFEDERATION
PARK**



The location is popular with industrial and distribution companies together with a clustering of roadside occupiers taking advantage of the high levels of passing traffic with surrounding occupiers including Screwfix, GXO, HSS Hire, Newey & Eyre, Mercedes-Benz and Bentley.

SPECIFICATION



Recently refurbished



Prominence onto the A643



Open-plan office accommodation across both ground and first floors



Large secure yard and generous parking provisions



Eaves height of 5.75m

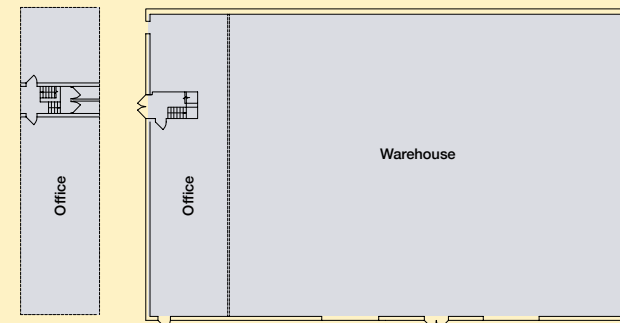


2 x full height, roller shutter doors



First Floor

Ground Floor



ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	7,379	685.57
Ground offices	1,449	134.65
First floor offices	1,449	134.65
Total	10,277	954.87

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CONFEDERATION PARK

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(954.87 SQ M)



TERMS

The unit is available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

On application.

SERVICE CHARGE

We understand there is a service charge on the estate, information available on request.

EPC

Available on request.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



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