

COPLEY HILL
TRADING ESTATE
LEEDS

PRIME TRADE COUNTER ESTATE

6.25 M MINIMUM EAVES HEIGHT

SECURE GATED ESTATE WITH CCTV

TO LET
UNIT E1

PROMINENT TRADE COUNTER/ WAREHOUSE UNIT

4,992 sq ft
(463.77 sq m)

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SATNAV: **LS12 1HE**

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DESCRIPTION

Unit E1 is an end terrace, trade counter/warehouse unit of steel portal frame construction under a pitched asbestos cement sheet roof, incorporating translucent roof lights. The building has part brick/clad to the front and rear elevations and internal blockwork walls.



RATEABLE VALUE

Rateable value of £33,250

ENERGY PERFORMANCE CERTIFICATE

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

SPECIFICATION

The property benefits from the following specification:

- LOADING VIA ELECTRIC GROUND LEVEL LOADING DOOR
- 6.25M MINIMUM EAVES (5.78M TO USH)
- LED LIGHTING
- GROUND FLOOR OFFICES INCORPORATING M&F WCS
- KITCHENETTE
- 3 PHASE POWER
- GOOD SIZED SHARED YARD WITH PARKING FOR 7 CARS

ACCOMMODATION

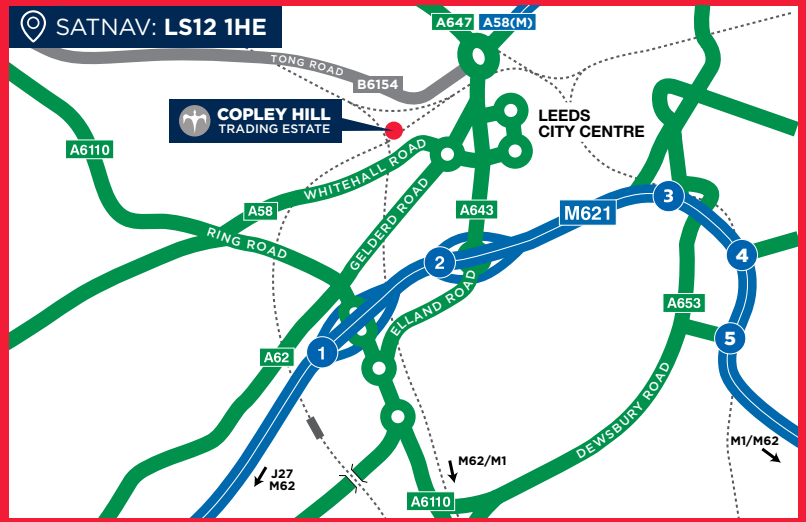
The unit provides the following Gross Internal Areas:

	SQ M	SQ FT
WAREHOUSE	419.37	4,514
GF OFFICES	44.42	478
FF MEZZANINE	44.42	478
Total (exc. mezzanine)	**463.77**	**4,992**

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