



Queen Street

Stourton, Leeds, LS10 1SB

High Specification New Build Warehouse / Distribution Facility

170,500 sq ft
(15,839.97 sq m)

- Full Planning Granted
- 8.53 acres site
- Generous parking
- Target EPC 'A'
- Target Breeam 'Excellent'
- Fully fenced and secured site

Queen Street, Stourton, Leeds, LS10 1SB

Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 170,500 sq ft |
| Business Rates | N/A |
| Legal Fees | Each party to bear their own costs |
| BER Rating | Upon enquiry |

Description

An opportunity to acquire a new Industrial / Logistics facility with full planning consent. Ready for Occupation within 12 months of agreeing a lease.

Location

Queen Street is situated between Pontefract Road in the east and Wakefield Road in the west, some 2.5 miles outside Leeds City Centre. The site sits within a popular and well-established industrial area with a mixed of occupiers. The site benefits from strong access links to the M621 at Junctions 6 & 7. The M1 is also within easy reach with Junction 44 being situated approximately 2 miles away via Pontefract Road.

Specification

The property will be built to the following specification:

- * 243 car parking spaces (inc EV)
- * 15m Eaves
- * 14 loading dock levellers
- * 2 ground level/drive in access doors
- * 50 Kn/m2 warehouse floor
- * Large car parking, loading and circulation areas
- * Fully fenced and secured site

Viewings

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

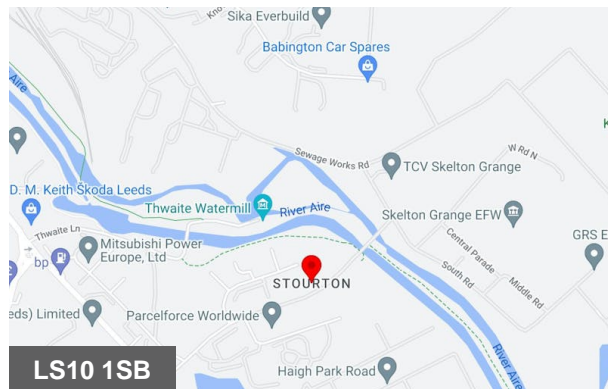
Terms

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. Further details are available upon request.

VAT & Legal Costs

VAT will be charged where applicable.

Each party to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information



Josh Holmes

01132 451 447

joshholmes@cartertowler.co.uk



Hannah Brumpton

07534 126 236

hannahbrumpton@cartertowler.co.uk



Hazel Cooper

0113 245 1447

hazelcooper@cartertowler.co.uk