



Land at Lotherton Way

Leeds, LS25 2JY

Secure Open Storage Land Available To Let

0.75 Acres

(0.30 Hectares)

- Strong industrial location
- Excellent motorway links
- Secured and fenced
- Regular shaped open site
- Onsite power, utilities and small separate secure storage/site office



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Summary

Available Size	0.75 Acres
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Location

The land is located on Lotherton Way in Garforth, approximately one mile from Junction 47 of the M1/A1 motorway, offering regional and national connectivity. The property is prominently positioned within the well-established Lotherton Way Industrial Estate, accessed off the A62 Aberford Road, providing direct links to Garforth town and within close walking distance to Garforth train station.

Description

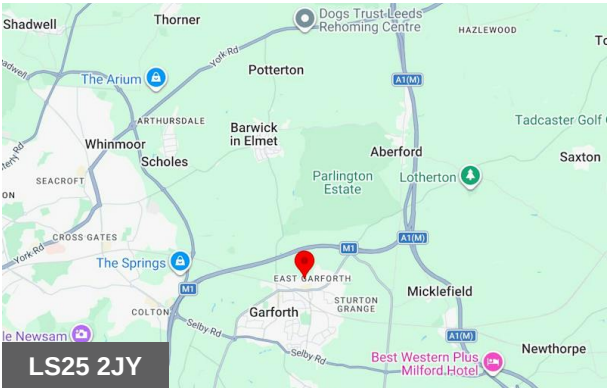
The site comprises a regular-shaped plot with a mixture of concrete and tarmac surfacing. The existing warehouse building can be demolished to provide a fully open site, suitable for a variety of open storage and operational uses, subject to any necessary consents. Small secure self contained building available with full utilities for site office / storage. The site is fully fenced and gated. Occupiers should satisfy themselves as to the availability and capacity of utility services.

Terms

Viewings are available, strictly by appointment only.

Viewings

The property is available by way of a new full repairing and insuring lease for a term of years to be negotiated.



Viewing & Further Information



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