



Newmarket Approach, Leeds, LS9 0RJ

High-bay industrial unit with large yard and detached office/workshop.

34,879 sq ft (3,240.37 sq m)

- ****UNDERGOING REFURBISHMENT****
- **X4 dock loading doors**
- **Large secure yard area**
- **9.1m minimum eaves height**
- **Excellent location**
- **Detached office/workshop**

Summary

Available Size	34,879 sq ft
Business Rates	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

Comprising a self-contained distribution unit with excellent eaves height throughout and large secure yard. In addition to the main warehouse the site has various stores/garages suitable for a variety of applications.

Internally the unit is largely open plan with LED lighting throughout. Access is provided via 4 dock-level loading doors and several smaller ground level doors.

The detached office building has a high specification with kitchen, w.c's and open-plan working areas.

Main warehouse - 9.1m minimum clear eaves height (11.4m maximum).

Additional storage/workshops - 5m eaves height.

Location

Excellent location within the Cross Green Industrial area of Leeds.

J45 M1 - 1.5 miles.

Leeds city centre - 1 mile.

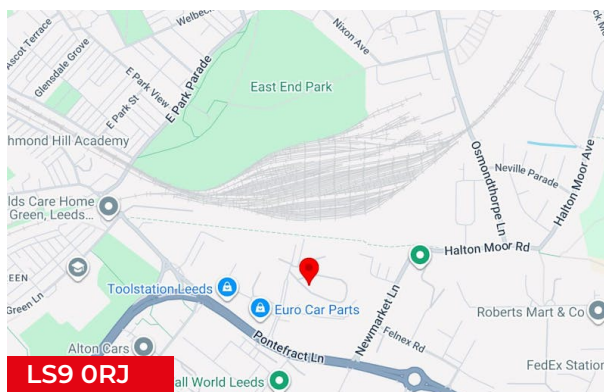
Amazon fulfillment centers DLS2 & LBA5 <1 mile.

Nearby occupiers include Leeds City Council, Omega, Axis Signs and Euro Car Parts.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Main Warehouse	27,143	2,521.67	Available
Unit - Additional storage/workshops	4,572	424.75	Available
Unit - Office/storage/showroom	3,164	293.95	Available
Total	34,879	3,240.37	



Viewing & Further Information



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