



## Supreme House

Lotherton Way, Leeds, LS25 2JY

### **SELF CONTAINED INDUSTRIAL WAREHOUSE WITH OFFICE ACCOMODATION**

**10,615 sq ft**  
(986.17 sq m)

- Self contained unit
- Secure yard with dedicated loading areas
- 3-phase electricity supply
- Ample car parking
- Excellent motorway links
- Good office provisions
- 2 roller shutter doors



# Supreme House, Lotherton Way, Leeds, LS25 2JY

## Summary

<b>Available Size</b>	10,615 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

Supreme House 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 centre with Garforth train station just a short walking distance away.

## Description

Supreme House is of steel portal frame construction, incorporating a combination of brick and profile metal sheet cladding to the elevations. It sits under profile metal clad roof with translucent roof lights covering approx. 10% and has a concrete floor.

The unit benefits from the following specification:

Warehouse:

- 3 phase electricity
- 2 x electric roller shutter doors
- Secure yard
- Generous parking
- Max Eaves 6m

Offices:

- Over two floors
- 2 x WC (Male & Female)
- Kitchenette facilities
- Open plan office with partitioned meeting rooms

## Accommodation

The accommodation comprises the following areas: \* First Floor Offices could be let on a separate basis

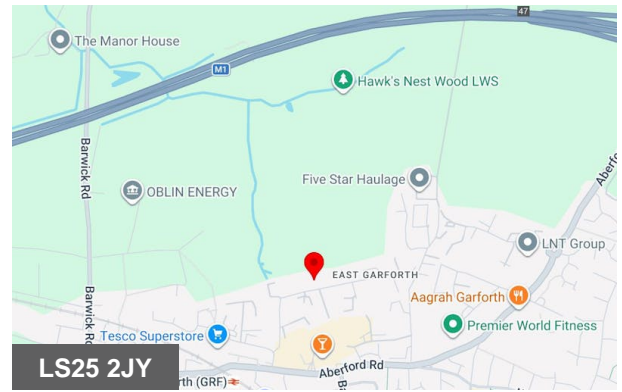
Name	sq ft	sq m	Availability
Unit - Warehouse	7,415	688.88	Available
Unit - GF Offices	1,600	148.64	Available
1st - FF Offices*	1,600	148.64	Available
<b>Total</b>	<b>10,615</b>	<b>986.16</b>	

## Terms

Supreme House is available by way of a new full repairing and insuring lease for a term of years to be negotiated

## Viewings

Viewings are available, strictly by appointment only.



## Viewing & Further Information



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