

UNIT B @

# COPPERWORKS 2

HAIGH PARK ROAD, STOURTON, LEEDS

SAT NAV: LS10 1RT

TO LET

## INDUSTRIAL/WAREHOUSE UNIT

100,000 to 270,000 sq ft (29,062 sq m)

• J44 (M1) and J7 (M621) - 1 mile drive • Short Term Flexible Leases available • Storage/Parking Land also available • Potential to refurbish to suit requirements



## OVERVIEW

Unit B @ Copperworks2 provides 100,000 to 270,000sq ft of industrial/distribution accommodation with the potential to be refurbished to suit occupier requirements. The property benefits from an excellent location just 1 mile from both Junction 44 (M1) and Junction 7 (M621), with Leeds City Centre just a few minutes drive away. Further storage/parking land is available on-site.



A total workforce of 2 million people living within 30 minutes drive of Leeds City Centre

Leeds is the largest city region outside of London, economically bigger than nine EU countries with a GVA of

**£56bn**



The industrial sector is performing well, and a diversity of occupiers, all contribute to making Leeds the UK's largest manufacturing centre outside of London

Leeds is fast changing with £4.4bn invested in commercial property over the last 10 years and a further

**£5.9bn**

of developments currently under construction or in the pipeline



An estimated city population of 751,500 people (taken from the 2011 census)

**top 5**

For the last five years, Leeds has been ranked within the top five UK cities with the lowest unemployment



# SPECIFICATION



Existing crane rails in situ

Clear working height of

**9.7m**



2 ground level loading doors



Further expansion land/storage may be available at separate location TBA on site if required



Additional Office accommodation may be available at a separate location on site if required



Barrier entry and secure gatehouse

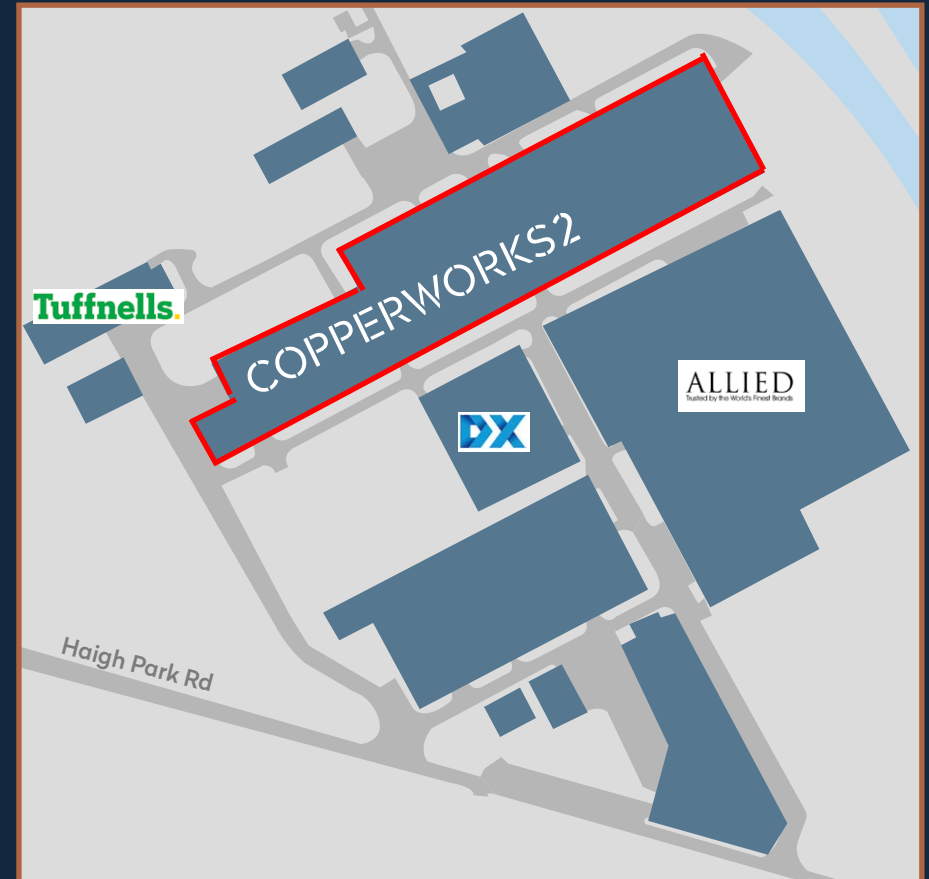


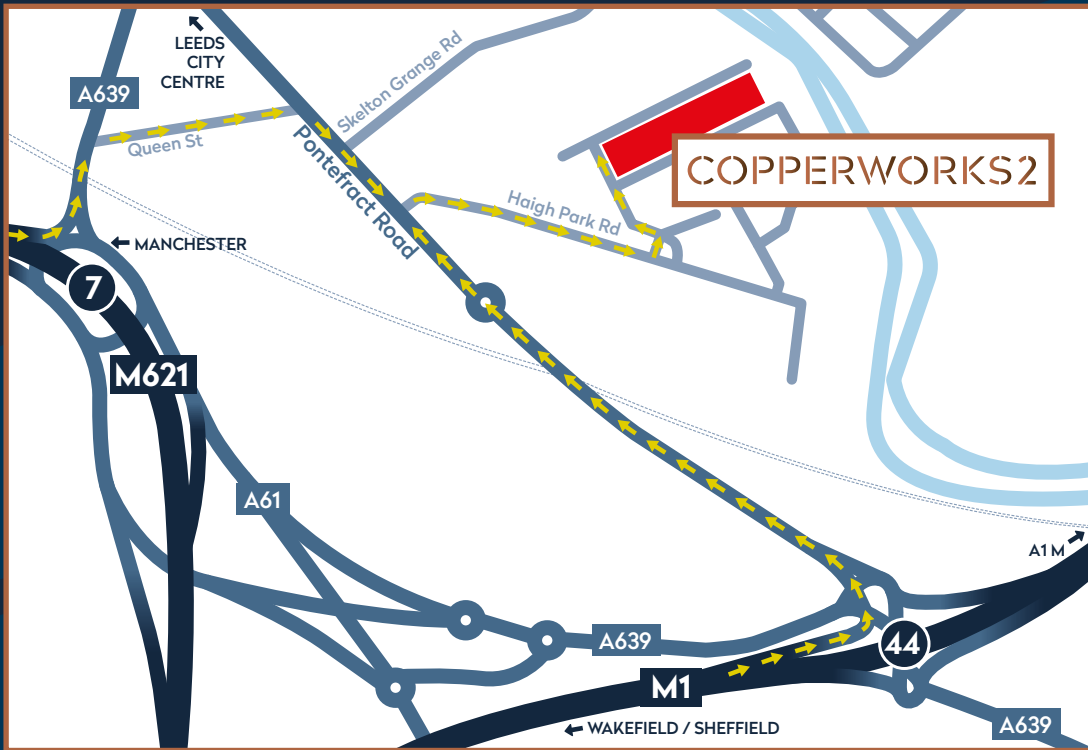
Large power supply potentially available



Shared parking area and yard

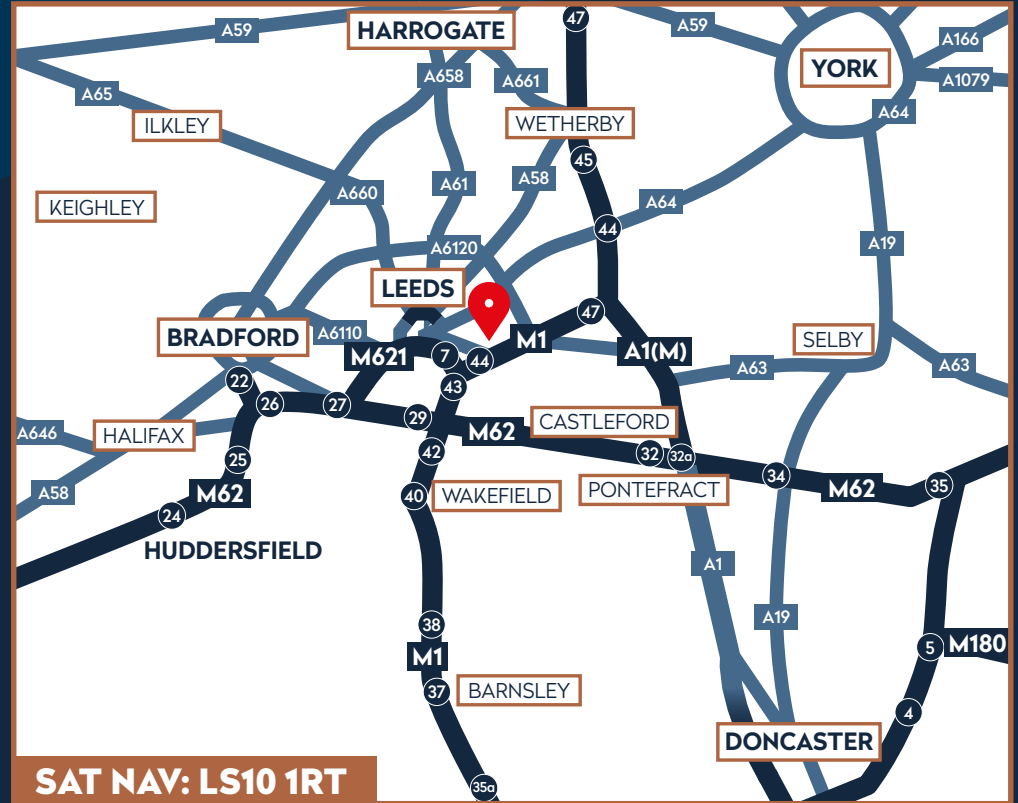
**Up to 270,000 sq ft**





## LOCATION

Unit B @Copperworks2 Leeds, is ideally located off Haigh Park Road in Stourton and just minutes from Leeds City Centre and Leeds Railway Station. The property lies within one mile of both Junction 44 of the M1 Motorway and Junction 7 of the M621 Motorway and in easy reach of Leeds/Bradford, Doncaster/Sheffield, Manchester, and Liverpool Airports.



## RATEABLE VALUE

To be reassessed.

## CONTACTS

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

## TERMS

Available on a leasehold basis on terms to be agreed.

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