

BROOKFIELD
TRADING ESTATE

BROOKFIELD TRADING ESTATE | BROOKFIELD STREET | LEEDS | LS10 1JX

**NEWLY CONSTRUCTED
WAREHOUSE/INDUSTRIAL UNITS**

**APPROX. 990 - 4,000 SQ FT
(92 - 372 SQ M)**

- Fringe of city location with superb access to the M621, M62 and M1 Motorways
- Fully secure estate with gated entrance and CCTV
- Eaves height of 5 metres
- Generous car parking provisions
- Secure yard areas for Units 6 & 7

AVAILABLE SPRING 2020



LOCATION

Brookfield Trading Estate is strategically located on the south eastern fringe of Leeds City Centre, just off Hunslet Road (A61), within 1 mile of Junctions 3, 4 & 5 of the M621 Motorway. The development itself is accessed directly off Brookfield Street, which leads onto Hunslet Road (A61).

BROOKFIELD TRADING ESTATE

BROOKFIELD TRADING ESTATE | BROOKFIELD STREET | LEEDS | LS10 1JX

DESCRIPTION/SPECIFICATION

Brookfield Trading Estate is a new high specification warehouse / industrial development providing 7 units. Each unit will benefit from the following specification;

- Available as individual units or combined
- Fully secure estate with gated entrance and CCTV
- Eaves height of 5 metres
- 1 electric roller shutter loading door per unit (Units 1-5)
- 2 electric roller shutter loading doors for Unit 6
- 3 electric roller shutter loading doors for Unit 7
- Floor loading of 30 kN per sq. m
- Generous car parking provisions
- Secure yard areas for Units 6 & 7
- Ancillary office accommodation for Units 1 or 2
- LED lighting to each unit

EPC

To be assessed on completion of the development.

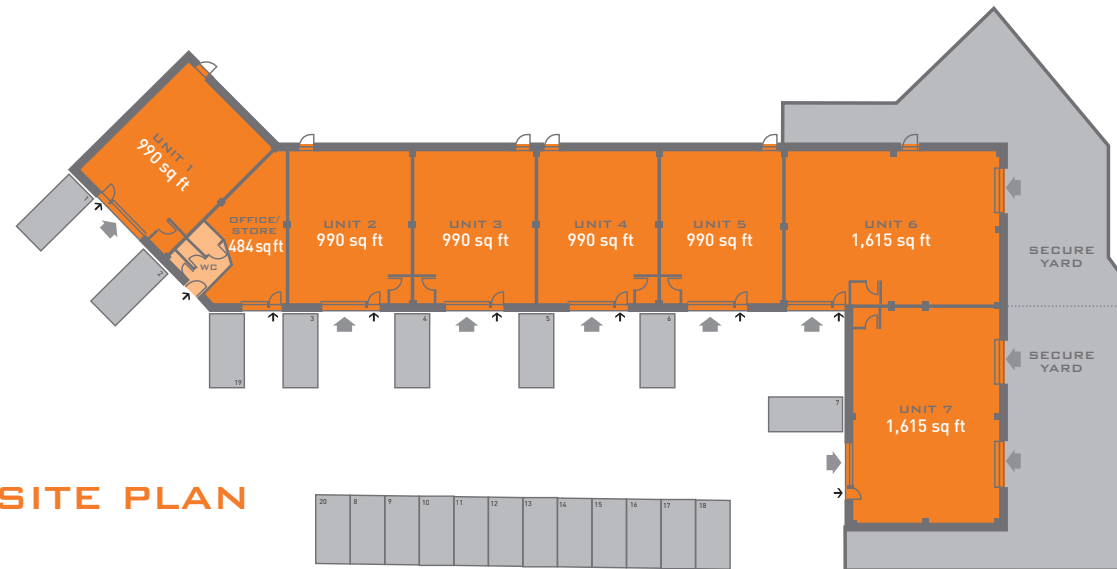
RATEABLE VALUE

To be assessed on completion of the development.

TENURE

The units are available on new full repairing and insuring leases for a term to be agreed.

Rent on application.



SITE PLAN

FURTHER INFORMATION

For further information contact the sole letting agents:

Jonathan Jacob - jonathan.jacob@gentvisick.com

Paul Mack - paul.mack@gentvisick.com



Gent Visick hereby give notice that the information provided (either for themselves, for any joint agents or for the vendors lessors of this property whose agent Gent Visick are) in this brochure is provided on the following conditions: [1] The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. [2] All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. [3] No person in the employment of Gent Visick, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. [4] All prices quoted are exclusive of VAT. [5] Gent Visick shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Gent Visick. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. November 2019.