

**Thornes
Farm Way
Leeds
LS9 0AN**

 Premier Farnell



TO LET

Prime design and build industrial / warehouse unit
10,750 sq ft (999 sq m)

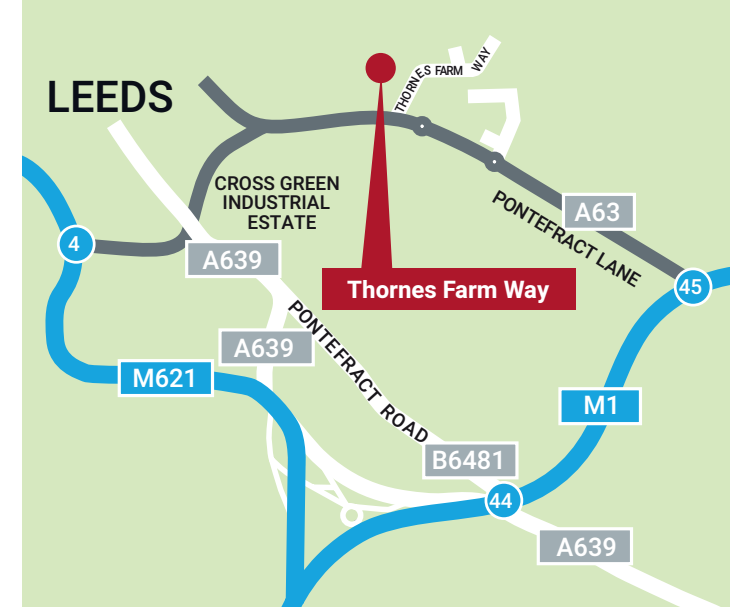


LOCATION

The site is strategically situated on the established and popular Thornes Farm development which forms part of the wider Aire Valley. It is located just over 1 mile from Junction 45 of the M1 Motorway and approximately 2.5 miles from Leeds City Centre.

The site itself is accessed off Thornes Farm Way, which leads directly onto the East Leeds Link Road via Pontefract Lane (A63).

Other occupiers in the immediate vicinity include: Fedex, Perspex Distribution, Symingtons, British Car Auctions, Amazon and John Lewis. Nearby are Predator Nutrition.



DESCRIPTION

The proposed unit comprises a high quality 10,750 sq ft industrial / warehouse premises situated within a fully secure and self-contained demise incorporating both staff / customer parking and a concrete service yard.

The warehouse will comprise a single bay with translucent roof lights and benefit from 7m eaves height and 3x electric roller shutter doors.

The proposed office accommodation is to be situated over two floors to the southern elevation of the building. The ground floor offices will comprise a dedicated reception whilst the first floor offices are to extend to c. 525 sq ft and benefit from full height south facing glazing.

Externally, the premises benefit from being set within an attractive and landscaped environment with a large, separate car parking area to the front of the building. Loading to the property is via a secure concrete yard area.



ACCOMMODATION

	Sq ft	Sq m
Warehouse & Reception	10,225	950
First Floor Offices	525	49
Total	10,750	999

TERMS

The opportunity is available on a new Full Repairing and Insuring lease for a term of years to be agreed. Rental on application.

CONTACT

For further information please contact either of the joint agents:



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