

# TO LET DETACHED INDUSTRIAL/ WAREHOUSE PREMISES

11,195 – 23,041 sq ft (1,040 – 2,141 sq m)

ON A SITE OF 2.164 ACRES



- AVAILABLE INDIVIDUALLY OR COMBINED
- SUPERB ACCESS TO LEEDS CITY CENTRE AND JUNCTION 7 OF THE M621 MOTORWAY
- LARGE POWER SUPPLY
- EAVES HEIGHT OF UP TO 6.5 METRES
- UP TO 12 GROUND LEVEL LOADING DOORS
- FULLY SECURE SITE WITH LARGE SECURE YARD AREAS

## THE GARAGES @ COPPERWORKS

Haigh Park Road, Stourton, Leeds, LS10 1RT

# TO LET DETACHED INDUSTRIAL/ WAREHOUSE PREMISES

Plus offices and 1 acre+ yard area

11,195 – 23,041 sq ft (1,040 – 2,141 sq m)

## LOCATION

The premises are located on Haigh Park Road, just minutes from Leeds City Centre and within one mile of both Junction 44 of the M1 and Junction 7 of the M621.

The area is popular with industrial occupiers given the proximity national motorway network. Nearby occupiers include; Allied Glass, SIG, DX Night Freight, RSL Steeper, Tuffnells Parcels, Royal Mail & Arla Foods.

## DESCRIPTION

The premises comprise 2 detached industrial / warehouse premises with the following specification;

- AVAILABLE INDIVIDUALLY OR COMBINED
- LARGE POWER SUPPLY AVAILABLE
- EAVES HEIGHT OF UP TO 6.5 METRES
- UP TO 12 GROUND LEVEL LOADING DOORS
- FULLY SECURE SITE WITH LARGE SECURE YARD AREAS
- ANCILLARY OFFICE ACCOMMODATION AND WELFARE PROVISIONS

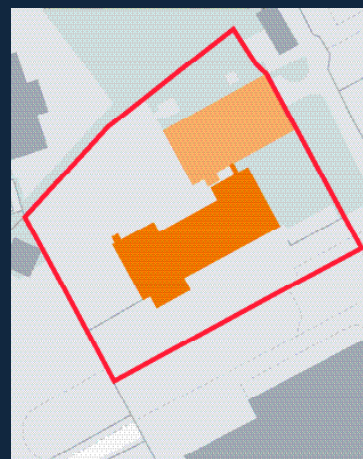
## TERMS

The premises are available by way of a new repairing and insuring lease(s) – rental upon application.



## ACCOMMODATION

GARAGE 1	SQ FT	SQ M
Warehouse	11,166	1,037.33
Offices	680	63.17
<b>TOTAL</b>	<b>11,846</b>	<b>1,100.50</b>
GARAGE 2	SQ FT	SQ M
Warehouse	10,111	939.35
Offices	1,084	100.69
<b>TOTAL</b>	<b>11,195</b>	<b>1,040.04</b>
<b>COMBINED</b>	<b>23,041</b>	<b>2,140.54</b>



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