



**TO LET MODERN DETACHED WAREHOUSE**  
**32,841 sq ft (3,050.93 sq m)**

- Substantial power supply
- Eaves height of approx 7 metres
- 2 dock and 2 ground level loading doors
- Good sized secure yard area with separate parking

**Unit 4 Waterside Industrial Park, Waterside Road, Leeds, West Yorkshire, LS10 1RW**



## LOCATION

The premises are situated within Waterside Industrial Park in Stourton, which is an established, highly popular and prime industrial location in Leeds / West Yorkshire. Waterside Industrial Park is strategically located approximately ½ mile from Junction 7 of the M621 Motorway, circa 1 mile from Junction 46 of the M1 Motorway and just over 2 miles to the south east of Leeds City Centre.

The property itself is accessed off Waterside Road, which leads directly to Junction 46 of the M1 Motorway via the Pontefract Road (A639).



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### DESCRIPTION

The property comprises a modern detached food grade/cold store facility, which benefits from the following specification:

- Substantial power supply
- 2 dock and 2 ground level loading doors
- Good quality ancillary office accommodation
- Good sized secure yard
- Separate parking with 37 demised spaces

### EPC

A copy of the EPC certificate and report are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the completion of this transaction.

### VIEWINGS

For further information or to arrange a viewing please contact;

**Paul Mack**

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### ACCOMMODATION

ACCOMMODATION	SQ M	SQ FT
Warehouse	2,763	29,741
Ground Floor Offices	144	1,550
First Floor Offices	144	1,550
<b>TOTAL</b>	<b>3,051</b>	<b>32,841</b>

### TERMS

The property is available to lease for a term to be agreed.

Rent on application.

**MISREPRESENTATION ACT** These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Gent Visick, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. November 2020.