


TO LET

Unit 27, Moor Lane Trading Estate, Sherburn In Elmet, Leeds,
North Yorkshire, LS25 6ES

35,982 Sq Ft (3,342.73 Sq M)

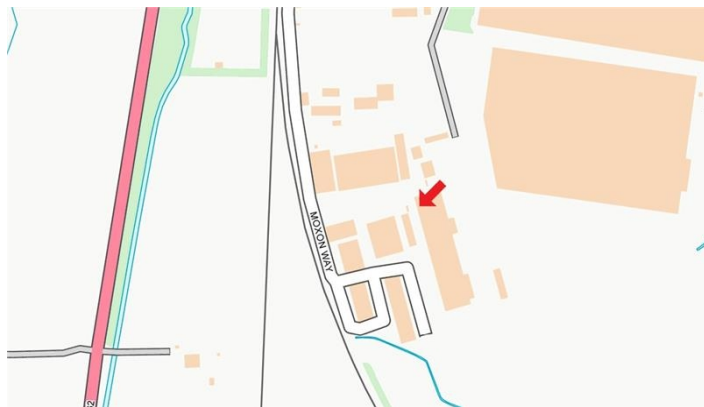
Industrial / Manufacturing / Warehouse Premises with Craneage

- Short / flexible terms available
- Superb access to the A1 (M) and M62 Motorways, Leeds and North Yorkshire
- Eaves height of up to 11.46 metres
- 20 + 50 Tonne Cranes
- Loading via 5 ground level doors
- Good sized yard and loading areas

 **0113 245 6000**

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Location

Moor Lane Trading Estate is situated within the established and highly popular Sherburn Industrial Estate, which is strategically located circa 5 miles to the north east of Junction 42 of the A1(M) Motorway and just over 8.5 miles to the north east of Junction 32A of the M62 Motorway.

Moor Lane Trading Estate itself is accessed off Moxon Way, which leads directly onto Bishopdyke Road (B1222) via Aviation Road.

Description

The property comprises an industrial / manufacturing / warehouse facility with the following specification;

- Eaves height of up to 11.46 metres
- 20 + 50 Tonne Cranes
- Loading via 5 ground level doors
- Good sized yard and loading areas
- Ancillary office accommodation

Accommodation

| Accommodation | Sq. m | Sq. ft |
|---------------|-----------------|---------------|
| Warehouse | 3,301.86 | 35,541 |
| Offices | 3,342.82 | 441 |
| Total | 3,342.82 | 35,982 |

Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent upon application.

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

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

Viewings

For further information or to arrange a viewing please contact;

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