

Mileway

Units 1, 2 & 3 Norquest Industrial Estate, Pheasant Drive, Birstall, Leeds WF17 9LT

LEEDS

Norquest Industrial Estate

Available to let
Brand new warehouse units
7,211 – 36,383 sq ft

Norquest Industrial Estate



- Unit 1 & 2 – Floor Loading 50kN/m²
- Unit 3 – Floor Loading 37.5kN/m²
- Easy access to J27 M62
- Ground level loading to all three units
- BREEAM – Very Good

Available to let
Brand new warehouse units
7,211 – 36,383 sq ft

Units 1, 2 & 3 are brand new speculatively developed industrial/warehouse units that will be ready for occupation in Autumn 2022.

The units are being built to a BREEAM 'Very Good' rating and will benefit from large secure yards and parking areas, fully fitted first floor offices and reception areas.

Unit 1 benefits from dock level loading.

- Large secure yards
- Parking areas
- Level access loading doors
- Eaves heights 6.5 – 10m
- CCTV monitored estate
- Electric vehicle charging to all units

Siteplan



Accommodation

Unit	sq ft	sq m
Unit 1	36,383	3,380
Unit 2	33,020	3,068
Unit 3	7,211	670
Total (GIA)	76,614	7,118

Key Features

- Fully fitted first floor offices and reception areas
- First floor storage mezzanines
- Two dock level loading doors to Unit 1

Electrical Capacity

Unit 1	200kVA
Unit 2	170kVA
Unit 3	60kVA



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EPC

An EPC rating of A is targeted on all 3 units.

Terms

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

Viewing / Further Information

CARTER TOWLER

Chartered Surveyors

Josh Holmes
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Mileway

James Chasen
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Property owned by **Mileway**

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Location

The Norquest Industrial Estate is an established distribution location, positioned off the A62 Gelderd Road, approximately 5 miles South-West of Leeds City Centre.



By Road

The A62 provides direct access to Junction 27 of the M62 motorway which is within one mile of the estate. Junction 27 is the intersection of the M62 and M621 motorways, both of which connect to the M1.



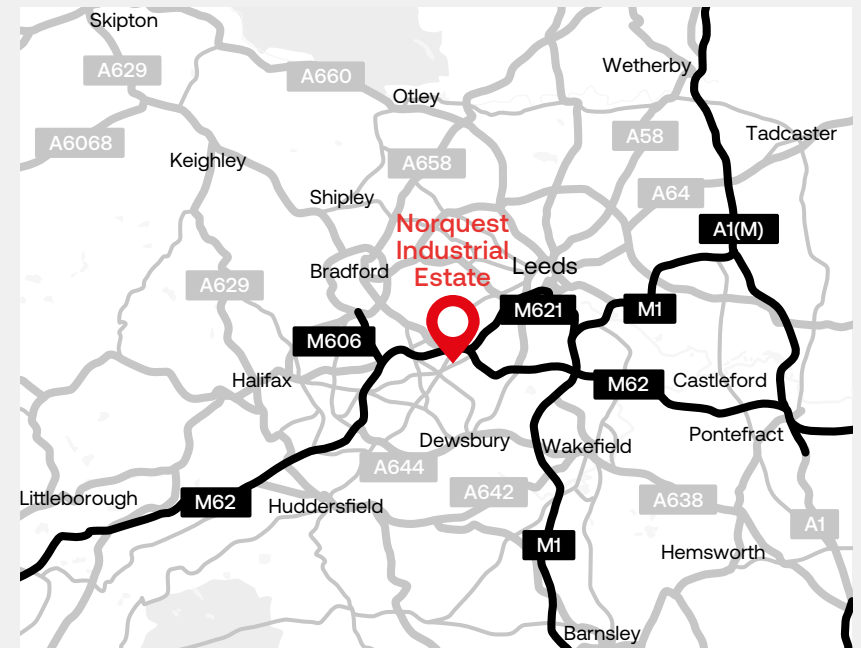
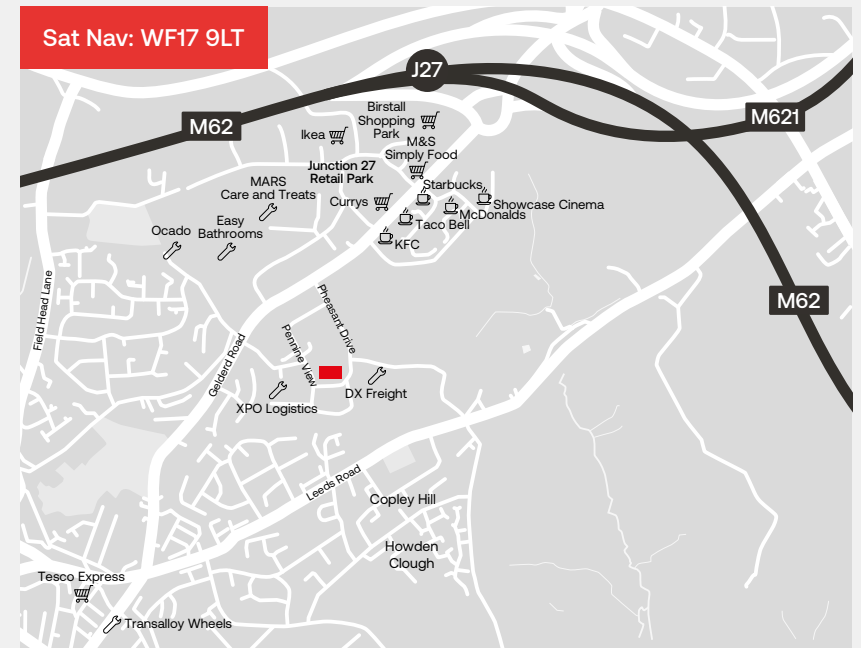
By Rail

Morley Railway Station.
Approx 3.0 miles
Leeds Railway Station.
Approx 6.5 miles



By Air

Leeds Bradford.
Approx 13.5 miles.



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