


FOR SALE

Westland House, Westland Square, Leeds, West Yorkshire,
LS11 5SS

10,837 Sq Ft (1,006.76 Sq M)

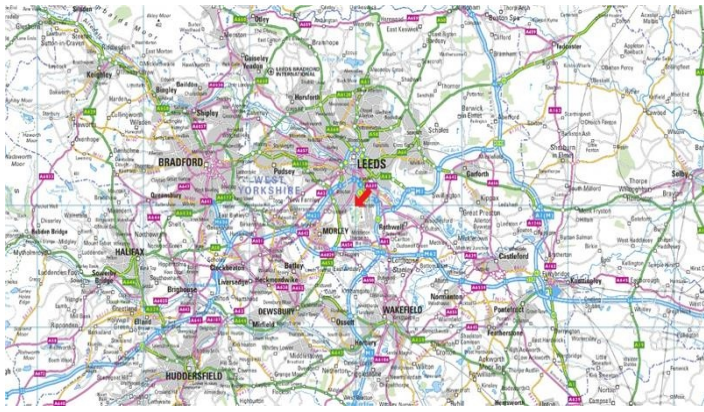
Detached Industrial / Warehouse Premises

- Superb access to Leeds City Centre and the M621 motorway
- Eaves height of up to 9.11 metres
- Loading via 4 ground level loading doors
- 350 KVA power supply

 **0113 245 6000**

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Location

The premises are situated within Westland Square, just off Dewsbury Road (A653). The property is strategically located just over 1 mile from both the Leeds Outer Ring Road and Junction 5 of the M621 Motorway and just over 2 miles south of Leeds City Centre.

The property itself is accessed off Westland Square, which leads directly onto Dewsbury Road (A653) via Westland Road.

Description

The property provides a high quality detached industrial / warehouse building with the following specification;

- Eaves height up to 9.11 metres
- Loading via 4 electric ground level doors
- 350 KVA power supply
- High quality ancillary offices

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	768.40	8,271
First Floor Store	23.37	252
First Floor Locker Room	8.93	96
Offices	206.02	2,218
Total	1,006.72	10,837
Covered Loading Area	60.87	655

Terms

The property is available by way of a freehold sale of the premises.

Price on 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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