

C Shed, Leeds Containerbase, Valley Farm Way,  
Stourton, Leeds, LS10 1SE

Warehouse with Canopy and Offices 29,782 sq ft  
plus 7,333 sq ft Canopy – To Let on Flexible Terms



#### Warehouse

- Steel Portal frame
- 5 loading doors
- 5.65m to underside of eaves
- 11.8m to apex
- Lighting
- Roof Lights

#### Offices

- Two storey partitioned offices
- Perimeter trunking
- Strip lighting
- Heating via radiators
- WC's and Kitchen

#### External

- Concrete loading yard
- Extensive flood lit canopy to side and gable end



### Location

Leeds Containerbase is located on Valley Farm Way in Stourton, with direct access to Junction 7 of the M621 Motorway approximately 3 miles south east of Leeds city centre.

Stourton is strategically located providing easy access to the national motorway network being approximately 1½ miles north of Junction 43 of the M1 Motorway which in turn links with Junction 29 of the M62 a further 1½ miles to the south.

### Description

The property is of steel portal frame construction with asbestos sheet and brick elevations. The roof is also finished with profile asbestos cladding and incorporates translucent panels. There is a two storey office block to the front of the property which is of brick construction with a flat roof. Access to the warehouse is by way of five ground level roller shutter loading doors.

Internally, the warehouse has 5.65m to the underside of the eaves increasing to 11.8m at the apex of the roof. The warehouse is lit by sodium pod units.

Externally, there is a concrete yard to two sides of the property and extensive loading canopy to two sides of the property. The wider site is extremely secure with palisade fencing around the perimeter with double gates at the entrance.

### Accommodation

We have been measured the property to have the following gross internal area:

Description	GIA (sq m)	GIA (sq ft)
Warehouse, WC & Canteen	2,651.91	28,545
Ground Floor Office	57.43	618.24
First Floor Office	57.43	618.24
<b>TOTAL</b>	<b>2,766.77</b>	<b>29,781.48</b>

### Rateable Value

Warehouse and Premises	£57,120
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### Terms

The units are available on flexible terms on a rolling monthly tenancy by way of a new full repairing and insuring leases. Further information is available upon application.

### VAT & Legal Costs

VAT will be charged where applicable.

### Legal Costs

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

### Information / Viewing

Strictly by appointment:  
 Tom Asher  
 0113 261 6244  
[tom.asher@eu.jll.com](mailto:tom.asher@eu.jll.com)

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