

Parkside Lane, Parkside Industrial Estate,  
Leeds, LS11 5TY

For Sale/ To Let - Warehouse and Offices with yard  
191,714 sq ft (17,810.81 sq.m)



#### Warehouse

- Steel portal frame
- Profile sheet elevations
- Approx 6m eaves
- 12 x ground level doors
- Lighting to warehouse area

#### Offices

- Ground and First Floor
- Reception Area
- Double glazing
- Suspended ceiling
- Perimeter trunking

#### External

- Large concrete secure yard
- Trailer and car parking
- Total site approx. 6.78 acres



Location

The property is situated in an excellent industrial location, 1 mile south of J5 and J6 of the M621 and 1.25 miles south of Leeds city centre. The M621 links to the M1 approximately 2.75 miles from the property. Access is via the A644 which provides a direct link to J25 of the M62 - 4 miles to the west and J40 of the M1 - 4 miles to the east.

Nearby occupiers include Crown Records Management, JJ Food Service and Graphic Packaging.

Description

The property is of steel portal frame construction with insulated cladding panel walls surmounted by an insulated roof. There is a minimum clear internal working height of approx. 6 metres. Access to the unit is by way of 12 ground level loading doors and includes a loading bay area with canopy.

Internally, there are two storey offices with welfare and staff facilities. The offices are a combination of open plan and cellular with perimeter trunking.

Externally, there is a large secure concrete yard to the front of the premises with electronic gate access. The site area is approximately 6.78 acres.



Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) to provide with the following Gross Internal Area:

Description	Sq ft	Sq m
Warehouse	175,622	16,315.87
Ground floor office	6,275	582.95
First floor office	5,729	532.28
Canopy	4,088	379.78
TOTAL	191,714	17,810

Rateable Value  
£545,000

Terms

The property is available on a Freehold and Leasehold basis.

VAT & Legal Costs

VAT will be charged where applicable. Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Copy available upon request.

Information / Viewing

Strictly by appointment:

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