

**New Market Approach, Cross Green Industrial Estate, Leeds LS9 0RP
To Let – Fully Racked Warehouse with Large Yard
29,710 sq ft (2,760.14 sq m)**



- Steel portal frame
- Solid concrete floors
- Lighting to warehouse
- Eaves height 9.19m – 11.3m

- Large yard
- 5 Dock level loading doors
- Fully secured site
- Fully racked internally.
- Approx 3,800 pallet spaces

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Location

Cross Green Industrial Estate is located approximately 2.5 miles to the south-east of Leeds city centre. Conveniently located off the A63 Pontefract Lane, access to the M1 Motorway via Junction 45 can be found within a short 2 mile distance.

New Market Approach is located off the A63

Description

The property comprises a steel portal frame warehouse building with steel clad elevations set beneath a profile sheet roof. Internally, the warehouse is fully racked with the capability of storing 3,800 pallets. The floors are concrete-surfaced and the minimum eaves height is approximately 9.19 metres.

Externally, the property provides a large yard area and benefits from 5 dock levellers and an additional loading door to the rear. In addition, the site is fully secured with surrounding palisade fencing, double gate access and benefits from having CCTV.

Additionally, there is a small portable building located externally which has previously served as an office. The office building situated in the main yard is let separately.

Accommodation

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

	Sq m	Sq ft
Warehouse	2,169.26	23,350
Loading Bay	360.45	3,879
Stores	213.59	2,299
Office	16.90	182
TOTAL	2,760.14	29,710



Rateable Value

Cold store and premises	RV - £102,000
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Terms

The units are available by way of a new full repairing and insuring leases on a term to be agreed. 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
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