

A Shed, Leeds Containerbase, Valley Farm Way,
Stourton, Leeds LS10 1SE
To Let – Warehouse unit
27,342 sq ft (2,540 sq m)



Warehouse

- Dock leveller and ground level access
- Approx. 4.7m eaves height
- Sodium pod lighting
- 8.56m to apex

Site

- 24 hour access
- Highly secure site
- All-inclusive rent
- Flexible terms

Valley Farm Way, Wakefield Road, Stourton, Leeds, LS10 1SE



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 1.5 miles north of Junction 43 of the M1 Motorway which in turn links with Junction 29 of the M62 a further 1.5 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.

Internally, the warehouse has 4.7m eaves to the underside of the eaves increasing to 8.56m at the apex of the roof. Sodium pod light units also light the warehouse.

Externally there is a concrete yard with a loading canopy featuring 18 loading bays, of which 3 are dock levellers. The property also benefits from two ramps into the warehouse. The wider site is extremely secure with palisade fencing around the perimeter with double gates at the entrance.

Accommodation

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

A Shed	Sq m	Sq ft
Warehouse	2,540.15	27,342
TOTAL	2,540.15	27,342



Terms

The unit is available by way of a new full repairing and insuring lease on a term to be agreed. Further information is available upon application.

Rent

The quoting rent is inclusive of rent, service charge, business rates and utilities. Please contact the sole letting agents for more information.

VAT

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

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Rich Harris

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