



GentVisick

FOR SALE

Larchfield Road, Leeds, LS10 1QP

25,429 sq. ft (2,362.42 sq. m)

Industrial / Warehouse Premises

- Superb access to the M621 and M1 Motorways
- Large power supply of 240 KVA
- Loading via 4 ground level doors
- Fully secure site area of 1.3 acres

☎ 0113 245 6000

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Image for indicative purposes only



Location

The property is located at the end of Larchfield Road and is situated within an established and highly popular industrial location to the south east of Leeds City Centre.

The property benefits from immediate access to Low Road (A639) via either Stafford Street or Forster Street, is just over ½ mile from Junction 4 of the M621 Motorway and circa 2 miles from Junction 44 of the M1 Motorway.

Description

The property comprises a range of industrial / warehouse buildings that benefit from the following specification;

- Large power supply of 240 KVA
- Loading via 4 ground level doors
- Fully secure site area of 1.3 acres

Accommodation

Accommodation	sq. m	sq. ft
Warehouse	2,153.76	23,183
Ground Floor Offices	98.29	1,058
First Floor Offices	110.37	1,188
Total	2,362.42	25,429
Former Extraction Room	23.29	251
Covered Loading Area	175.87	1,893

Terms

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

Price on application.

EPC

The current EPC rating for this property is D - 96. A copy of the EPC certificates and reports are available upon 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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