



GentVisick

# TO LET

**Unit 3A, Eagle Industrial Estate, Torre Road,  
Leeds, LS9 7QL**

**8,267 sq. ft (767.97 sq. m)**

## Industrial / Warehouse Premises

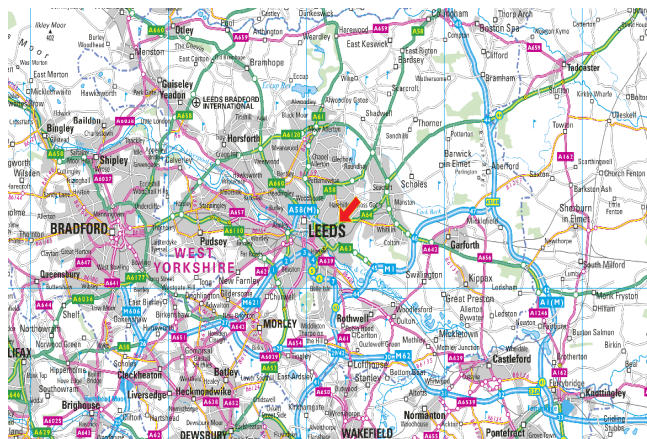
- Superb access to Leeds City Centre
- Secure estate
- Eaves height of 5.63 metres
- High quality ancillary office accommodation

**0113 245 6000**

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## Location

Eagle Industrial Estate is strategically located just off York Road (A64), which is a main arterial route leading directly to Leeds City Centre.

The estate is accessed off Torre Road, which leads directly onto York Road (A64).

## Description

The property comprises an industrial / warehouse building which benefits from the following specification;

- Secure estate
- Eaves height of 5.63 metres
- Loading via one electrically operated ground level door
- High quality ancillary office accommodation

## Accommodation

Accommodation	sq. m	sq. ft
Warehouse	564.83	6,080
Ground Floor Offices	113.88	1,226
First Floor Offices	89.26	961
<b>Total</b>	<b>767.97</b>	<b>8,267</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

## EPC

A copy of the EPC certificates and reports are available on 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 the joint agents;

### Gent Visick:

Jonathan Jacob

0113 285 5984

jonathan.jacob@gentvisick.com

Paul Mack

0113 285 5982

paul.mack@gentvisick.com

### Savills:

Dave Robinson

0113 244 0100

darobinson@savills.com

**0113 245 6000**

**GentVisick.com**



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