



GentVisick

# FOR SALE

**Springwell Works, Buslingthorpe Lane, Leeds, LS7 2DF**

**20,316 sq. ft (1,887.42 sq. m)**

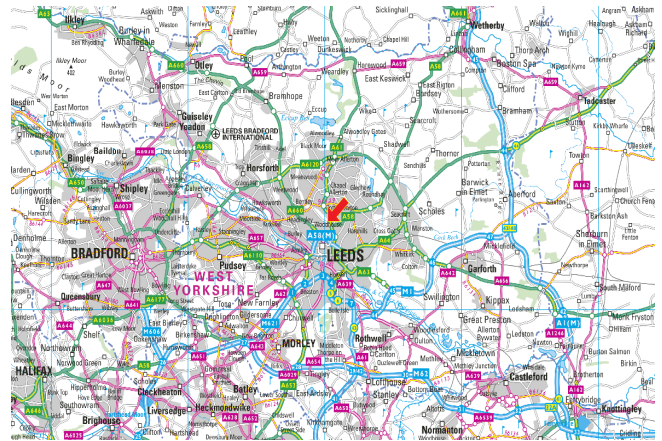
## Industrial / Warehouse Premises

- Superb access to Leeds City Centre
- Loading via 2 electrically operated ground level roller shutter doors
- 2 x 5 tonne cranes
- Good sized shared yard area
- Situated on a site of 1.03 acres

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## Location

The property is located to the north of Leeds City Centre and is situated on Buslingthorpe Lane, which is accessed off Meanwood Road.

The premises offers access to the A64 (M) York Road via the A61 and is within 1.50 miles of Leeds City Centre.

## Description

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

- Eaves height of 6.8 metres
- Loading via 2 electrically operated ground level doors
- 2 x 5 tonne cranes
- Good sized shared yard area
- Situated on a site of 1.03 acres

## Accommodation

Accommodation	sq. m	sq. ft
Original Bay	983	10,581
Modern Bay	468.14	5,039
Ground Floor Warehouse	209.40	2,254
First Floor Offices	178.84	1,925
Archive Store	48.03	517
<b>Total</b>	<b>1,887.42</b>	<b>20,316</b>

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Terms

The property is offered for sale on a freehold basis.

Price on application.

## EPC

The current EPC ratings for the property range from E-103 - C-70.

A copy of the EPC certificates and reports are available upon request.

## Viewings

For further information or to arrange a viewing please contact;

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