



RIBSTON TRADE PARK

Roundhay Road, North Leeds LS7 1RQ

**Newly
Refurbished**



Approx. 16,000 passing vehicles daily

TO LET

**Highly Prominent
Trade counter / warehouse units**
from 2,700 - 8,100 sq.ft (250.84 - 752.51 sq.m)



SPECIFICATION

The units provide 6 newly refurbished trade counter / warehouse units, which benefit from the following specification:

- Main road frontage onto the busy Roundhay Road (A58)
- Fully secure estate
- Large shared yard and loading areas
- Generous car parking provision
- High quality ancillary office accommodation

LOCATION

Ribston Trade Park is strategically situated in an established and highly popular industrial / trade location fronting onto Roundhay Road (A58). The park is also located just off Sheepscar Junction / Scott Hall Road (A61) and is approximately 1 mile north of Leeds City Centre.

Ribston Trade Park is accessed off Grant Avenue, which leads directly onto Roundhay Road (A58) to the north and Roseville Road to the south.

OVERVIEW

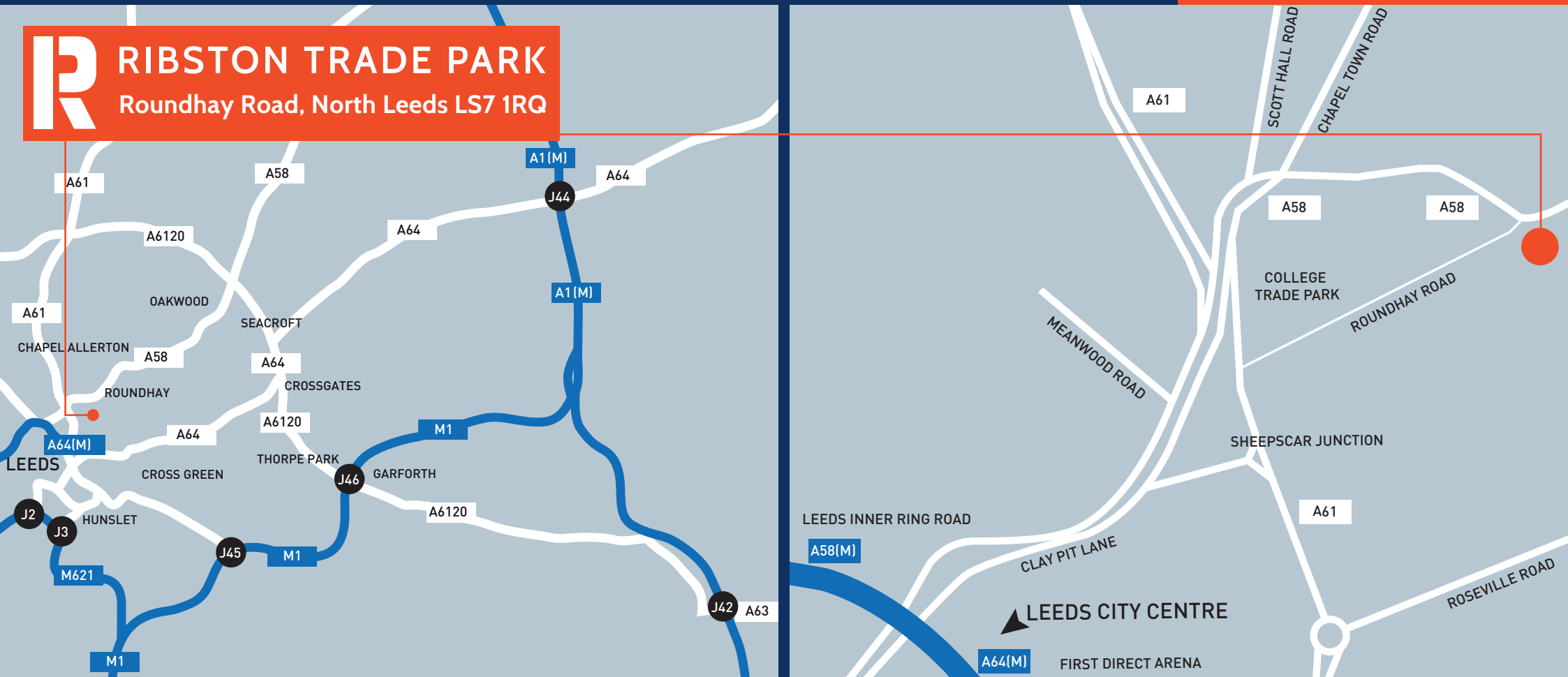
Ribston Trade Park provides a newly refurbished and highly prominent trade counter / industrial estate in an established and highly popular trade counter location to the north of Leeds City Centre.

The estate prominently fronts onto Roundhay Road (A58), comprises 6 units totalling circa 17,000 sq. ft and offers units from approx. 2,700 sq. ft up to 8,100 sq. ft.

Existing trade counter occupiers include Eurocell, whilst notable surrounding occupiers include Jewson, Selco, Screwfix, Toolstation, Edmunson Electrical, Topps Tiles and GSF Car Parts.

DRIVE TIMES

DESTINATION	MILES	MINS
Leeds City Centre	1.3	9
Roundhay	2.3	12
Headingley	2.7	9
M621 Motorway	3.9	15
M1 Motorway	4.5	18





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RIBSTON

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RATES

All parties should make their own enquiries via the local rating authority.

EPC

A copy of the Energy Performance Certificate is available on request.

TERMS

The units are immediately available on new FRI leases. Further information is available on request.

VIEWING

Strictly through the sole letting agents Gent Visick.

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