FOR SALE | TO LET

PRODUCTION / DISTRIBUTION UNIT APPROXIMATE GIA 39,416 SQ FT (3,661.8 SQ M)



LINK 45 | THORNES FARM WAY | CROSS GREEN | LEEDS | LS9 OAN



ACCOMMODATION

The unit will have the following approximate gross internal areas:

	Sq M	Sq Ft
Ground Floor Warehouse/Production/Reception	3,337.9	35,929
First Floor Office	323.9	3,487
TOTAL	3,661.8	39,416

PROPOSED DEVELOPMENT

The property can be developed on a prelet or presale basis, and will comprise a 2 bay warehouse or production facility, with first floor offices, car park to the front, and a secure concrete service yard to the rear. Key elements of the specification are:-

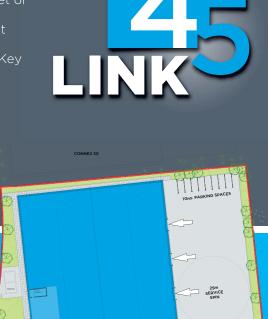
- 8m to underside of haunch
- 4 ground level loading doors
- Secure concrete yard
- 150 kva
- 50kn/m² floor loading
- 50 car parking spaces

PLANNING

Detailed planning consent has been granted for the development of the unit, for B1c, B2 and B8 uses. There are no noise or hours of use restrictions.

TERMS

The proposed unit is available for freehold purchase, or by way of a new Full Repairing and Insuring lease on terms to be agreed.



FURTHER INFORMATION

For further information, please contact the joint agents:

SECURE



CHARTERED SURVEYORS & PROPERTY CONSULTANTS 0113 235 1362

Nick Arundel E: nick@awsltd.co.uk

Avison Young and AWS hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors/lessors of this property whose agent GVA is) in this brochure is provided on the following conditions: (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. however, any intending purchasers or tenants statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. (3) No person in the employment of Avison Young and AWS, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. (4) All prices quoted are exclusive of VAT. (5) Avison Young and AWS shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young and AWS. These details are believed to be correct as of May 2019 but may be subject to future amendment. Designed & produced by www.thedesignex.change.co.uk Tel: 01943 604500.