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TO LET / MAY SELL

Unit 4 Sefton Park, Felnex Trading Estate, Newmarket Lane, Leeds, LS9 0SH

10,305 sq. ft (957.39 sq. m)

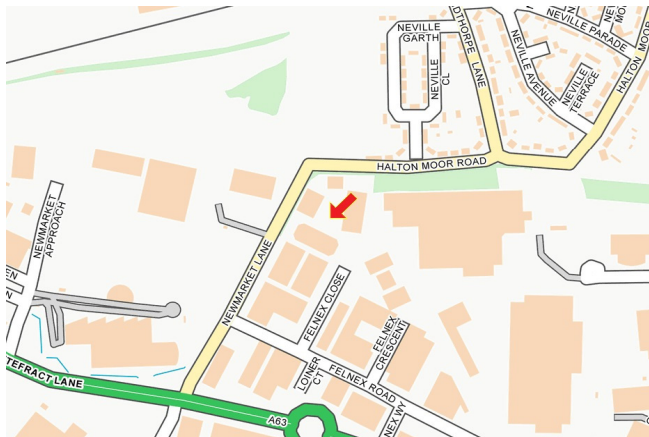
Modern Detached Warehouse / Industrial Premises

- Superb access to Leeds City Centre, M1 and M621 Motorways
- Eaves height of 7 metres
- Loading via a single electrically operated roller shutter door
- Good sized shared yard area with the potential to be secured
- Ancillary office accommodation

☎ 0113 245 6000

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Location

The property is located within the established and highly popular Felnux Trading Estate, which forms part of the Cross Green / Aire Valley area of Leeds.

Felnux Trading Estate itself is strategically located just off Pontefract Lane / East Leeds Link Road (A63) and is within 1.5 miles from Junction 45 of the M1 Motorway. The estate is also situated circa 2 miles from both Leeds City Centre and Junction 4 of the M621 Motorway.

Sefton Park itself benefits from two entrances off Newmarket Lane and Felnux Close respectively.

Description

The property provides a modern detached warehouse / industrial facility, which benefits from the following specification:

- Eaves height of 7 metres
- Loading via a single electrically operated roller shutter door
- Good sized shared yard area with the potential to be secured
- Ancillary office accommodation
- Loading canopy

Accommodation

Accommodation	sq. m	sq. ft
Warehouse	921.03	9,914
Ground Floor Offices	18.18	196
First Floor Offices	18.18	196
Total	957.39	10,305
Loading Canopies	21.78	234



EPC

A copy of the EPC certificate and report are available on request.

Terms

The property is available by way of a new lease or a lease with an option to purchase.

Rent / price on application.

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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