


# TO LET / MAY SELL

**Unit 1 Sefton Park, Felnex Trading Estate, New Market Lane,  
Leeds, West Yorkshire, LS9 0SH**

**8,000 - 16,028 Sq Ft (743.2 - 1,489 Sq M)**

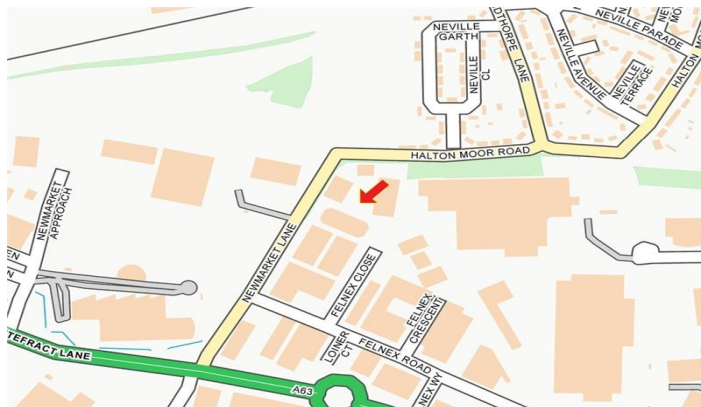
## **Modern Detached Warehouse / Industrial Premises**

- Superb access to Leeds City Centre, M1 and M621 Motorways
- Eaves height of 7 metres
- Loading via two ground level roller shutter doors
- Good sized yard areas with the potential to be secured
- High quality ancillary office accommodation

 **0113 245 6000**

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## Location

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

Felnax 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.

## Description

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

- Eaves height of 7 metres
- Loading via two ground level roller shutter doors
- Good sized yard areas with the potential to be secured
- High quality ancillary office accommodation
- Loading canopies

## Accommodation

Accommodation	sq. m	sq. ft
Warehouse	1,305.68	14,054
Ground Floor Offices / Welfare	91.67	986
First Floor Office / Welfare	91.67	986
<b>Total</b>	<b>1,489.02</b>	<b>16,028</b>
Loading Canopies	215.97	2,325

## Terms

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

Rent / price on application.

## EPC

A copy of the EPC certificate and report 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;

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