



GentVisick

TO LET

Copperworks 2, Haigh Park Road, Stourton, LS10 1RT

50,000 - 165,000 sq. ft (4645.15 - 15,329.00 sq. m)

Industrial / Warehouse Premises

- Superb access to Leeds City Centre, M1 and M62 Motorways
- 4 MVA power supply available
- Clear working height of 13.9 metres
- Crane gantries
- Fully secure site with gatehouse and barrier entry system

 **0113 245 6000**

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Location

The property is strategically positioned within 1 mile of both Junction 44 of the M1 Motorway and Junction 7 of the M621 Motorway as well as being situated less than 3 miles from Leeds City Centre.

The property itself is accessed off Haigh Park Road, which leads directly to both Junction 44 of the M1 Motorway and Junction 7 of the M621 Motorway via Pontefract Road (A639).

Description

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

- 4 MVA power supply available
- Clear working height of 13.9 metres
- Crane gantries
- Fully secure site with gatehouse and barrier entry system

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent 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 the joint agents;

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