

UNIT 2 TRISTRAM CENTRE

Brown Lane West, Leeds, LS12 6BF

7,737 SQ FT (718.68 SQ M)



TO LET
MODERN WAREHOUSE
/INDUSTRIAL UNIT



- To be fully refurbished
- Eaves height of 7.13 metres
- Modern 2 storey ancillary offices
- Superb access to both Leeds City Centre and the M621 Motorway

LOCATION

The property is located on the well established and highly popular Tristram Centre, which is strategically located less than 1 mile from the Leeds Outer Ring Road (A6110) and within 2 miles of both Leeds City Centre and Junction 2 of the M621 Motorway.

The property itself is accessed off Brown Lane West which leads directly to the Leeds Outer Ring Road (A6110) via Gelderd Road (A62).

DESCRIPTION

The property comprises a modern warehouse / industrial unit which benefits from the following specification;

- Eaves height of 7.13 metres
- Loading via a single electric roller shutter door
- Good sized concrete yard and loading area
- Modern 2 storey ancillary offices

ACCOMMODATION

	Size (SQ M)	Size (SQ FT)
Warehouse	573.14	6,169
Ground Floor Offices	72.56	784
First Floor Offices	72.56	784
TOTAL	718.68	7,737

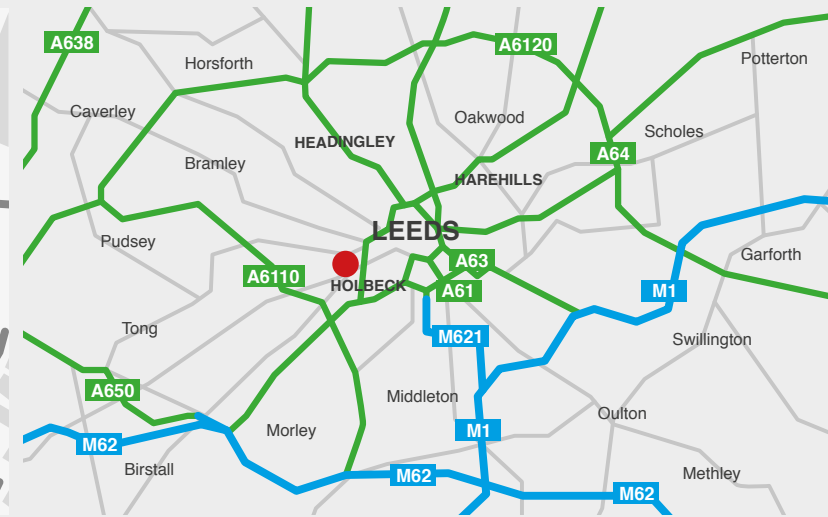
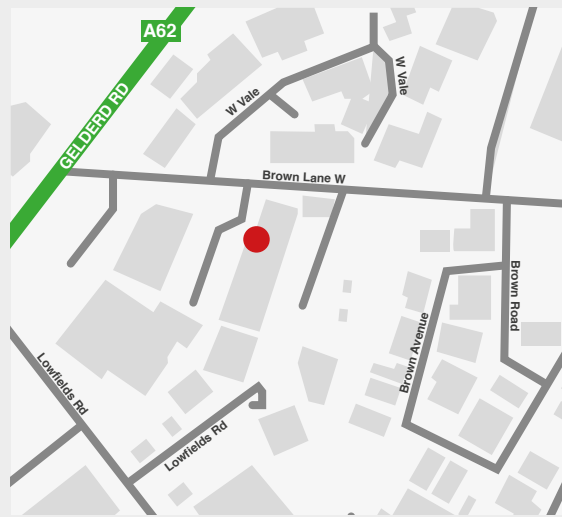
TERMS

The property is available by way of a sub-lease or assignment of the existing lease term.

Further information including the passing rent is available upon application.

FURTHER INFORMATION AND VIEWINGS

For further information or to arrange a viewing please contact either of the joint letting agents.



PAUL MACK
paul.mack@gentvisick.com
0113 285 5981

JONATHAN JACOB
jonathan.jacob@gentvisick.com
0113 285 5984



JOSEPH C WILSHAW
joseph.wilshaw@altusgroup.com
07917 647213

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