



# Whitehall Point

Available for Occupation

# AUGUST 2019

Whitehall Road Leeds, LS12 4RF



BRAND NEW HIGH QUALITY  
DETACHED INDUSTRIAL /  
WAREHOUSE UNITS

UNIT 1 - 20,000sqft **LET AGREED** (1,858.06sqm)

UNIT 2 - **13,500**sqft (1,254.18sqm)

UNIT 3 - **31,500**sqft (2,926.41sqm)



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Unit 2



Unit 3



### Terms

The units are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Services

All mains services including gas, three phase electricity, mains water and drainage are connected and available to the units.

### EPC

EPC's will be available on completion of the units.

### Rateable Value (RV)

The Rateable Values will be assessed on completion.

### Planning

The units have planning consent for B1, B2 & B8 uses

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### VAT

All rents are quoted exclusive of VAT at the prevailing rate.

## UNIT 2 - 13,500sq ft (1,254.18m<sup>2</sup>)

	Sq ft	Sq m
Warehouse, Reception Area & WC's	12,000	1,114.83
First Floor Offices	1,500	139.35
<b>TOTAL</b>	<b>13,500</b>	<b>1,254.18</b>

NB Subject to Unit Measurement

## SPECIFICATION

- New build detached industrial/warehouse units.
- First floor office accommodation.
- 9m eaves height.
- 2 ground level loading doors.
- 50kN/m2 floor loading.
- Large secure service yards.
- Perimeter fencing and double entrance gate to each unit.

## UNIT 3 - 31,500sq ft (2,926.42m<sup>2</sup>)

	Sq ft	Sq m
Warehouse, Reception Area & WC's	30,000	2,787.07
First Floor Offices	1,500	139.35
<b>TOTAL</b>	<b>31,500</b>	<b>2,926.42</b>

NB Subject to Unit Measurement



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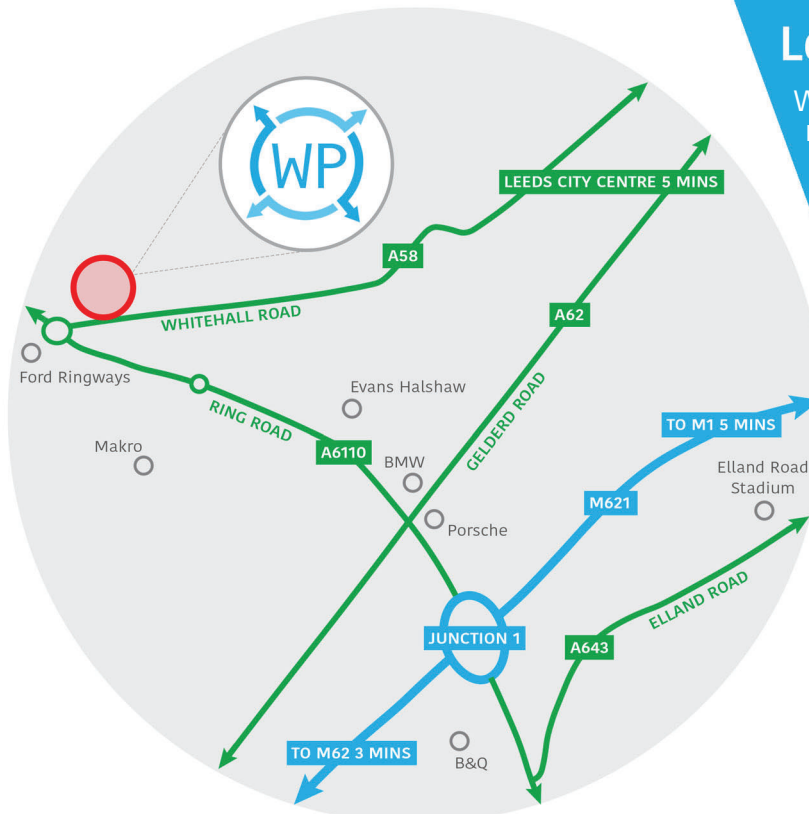
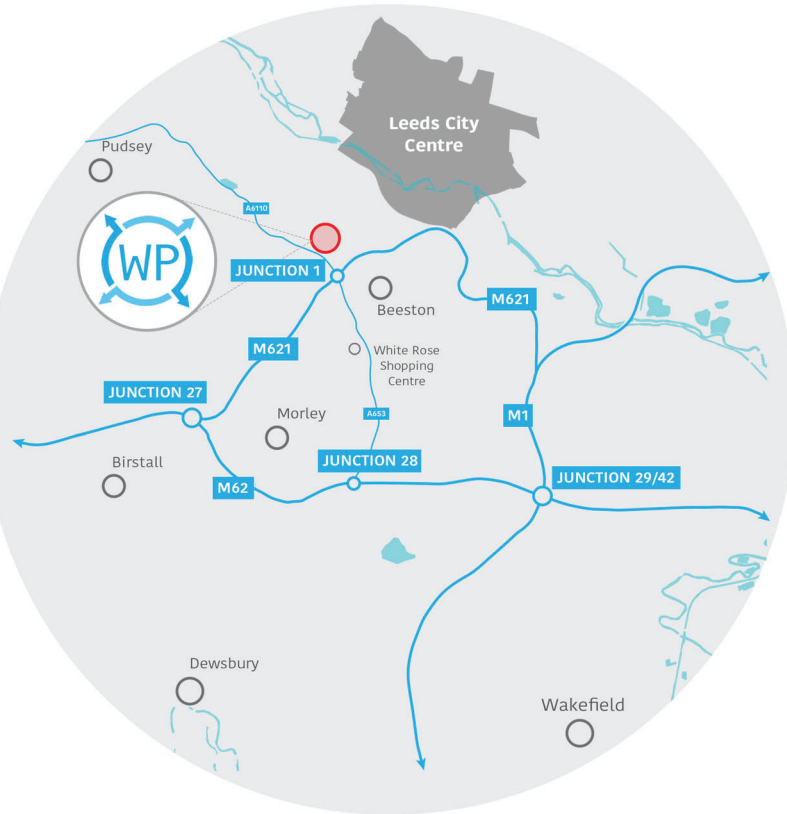
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## Location

Whitehall point lies approximately 2 1/2 miles to the south west of Leeds City Centre with prominent frontage to the A58 Whitehall Road. It sits adjacent to the A6110 Leeds Outer Ring Road which provides immediate access to the M621 South Leeds Motorway and in turn the M1 and M62 Motorways.

It is an established commercial area with a number of car showrooms and trade counter users located nearby and an extensive workforce based within the surrounding area.

A Development by:  
**PULLAN'S**  
0113 271 7221



## Contact

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**Viewings**  
All viewings strictly by appointment with the sole agents.



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