



LINK 45

FOR SALE/TO LET

DESIGN & BUILD OPPORTUNITY
THORNES FARM WAY, LEEDS, LS9 ODN



Junction 45 M1



39,375 SQ FT (3,658 SQ M)





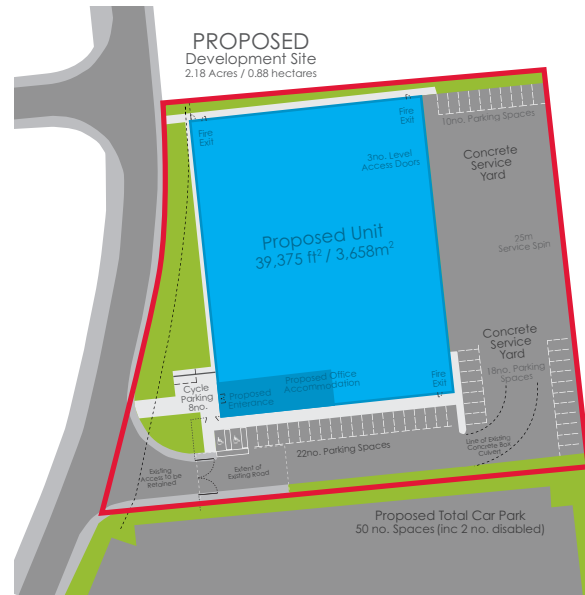
LEEDS CITY REGION ENTERPRISE ZONE

Link 45 is located within the Leeds City Region Enterprise Zone, which is one of West Yorkshire's flagship economic sites.

Companies locating to the enterprise zone will benefit from a range of incentives including:

- Reduced business rates, worth up to £275,000 over a five year period
- Super fast broadband
- A bespoke package of recruitment and business support
- Business Growth Programme funding available
- Enhanced capital allowances

Enterprise Zone is subject to status and provided by:



Design is indicative, alternative layouts can be accommodated. For further information, please contact the joint agents.

DESCRIPTION

The new unit will provide the following specification:

- 8m height to underside of haunch
- 37kn/m³ floor loading
- Secure concrete service yard and parking areas
- High quality two storey offices
- 3 ground level loading doors
- Self-contained and serviced site

PLANNING

The property benefits from an outline planning consent for B1c, B2 and B8 uses.

TERMS

The property is offered for sale or to let. For further information, please contact the joint agents.

ACCOMMODATION

The proposed warehouse will consist of the following:

Ground floor warehouse / factory:	32,400 sq ft (3,010 sqm)
Ground Floor Offices	3,487.5 sq ft (324 sq m)
First Floor offices	3,487.5 sq ft (324 sq m)
Total GIA	39,375 sq ft (3,658 sq m)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred during this transaction.

For further information please contact:



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