





UNDERGOING
EXTENSIVE
REFURBISHMENT

TO LET

UNIT 3

Stadium Way
Leeds, LS11 0EW

-  5.7m to eaves
-  Modern offices
-  Prominent unit fronting Elland Road
-  Adjacent to J2 M621

Modern Trade Counter / Warehouse Unit
4,383 sq ft (407.19 sq m)

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Keyline for identification purposes only.

Overview

Stadium Way comprises of four modern trade counter/warehouse units with a secure fenced and gated shared service yard area. The scheme prominently fronts the A643 Elland Road, adjacent to the Leeds United football ground. The site is ideally situated just two miles to the south of Leeds city centre and benefits from direct access to J2 of the M621, which in turn provides quick and easy links to the M1 and M62 motorways.



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Specification

Unit 3 Stadium Way is due to undergo extensive refurbishment and benefits from the following features:



5.7m minimum eaves



1 ground level electric loading door



Modern ground & first floor offices



LED lighting



3 phase power

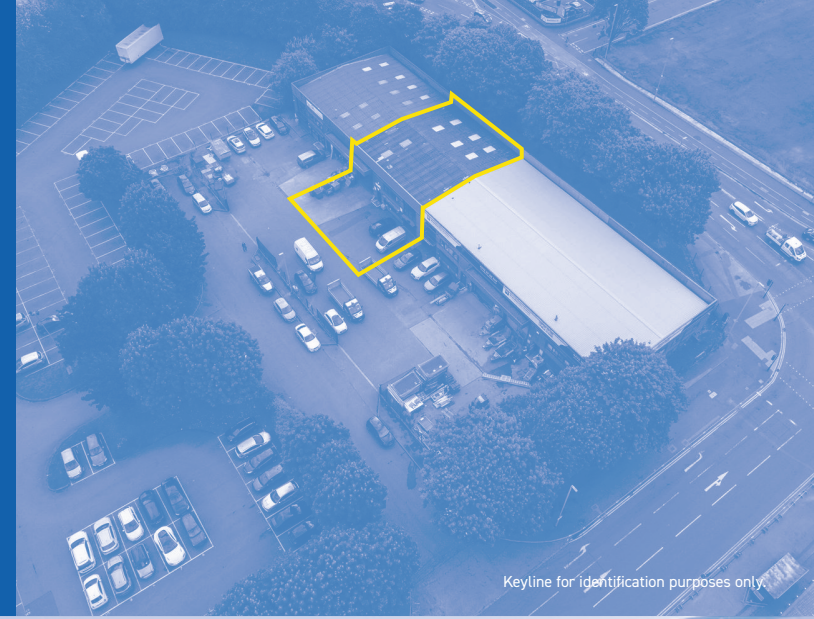


Dedicated parking

Accommodation

Unit 3 provides the following Gross Internal Areas:

Unit 3	Sq Ft	Sq M
Ground Floor Office & Welfare	693	64.34
1st Floor Office	672	62.44
Warehouse	3,018	280.41
Total	4,383	407.19



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Drive Times

Destination	Miles	Minutes
Leeds City Centre	2	6
Ring Road (A6110)	0.5	3
M621 (J2)	0.2	1
M62 (J28)	3.5	9
M1 (J44)	5	8

The immediate area is home to a number of well known occupiers including:



Location

Stadium Way benefits from excellent links via some of the City's main arterial routes, including the A643 Elland Road and the A6110 Leeds Outer Ring Road. The A643, leads directly to Leeds City Centre which is approximately 2 miles to the north. Junction 2 of the M621 provides unfettered access to the wider motorway network including the M62, M1 and A1(M). Leeds Ring Road is situated 0.5 miles to the South West enabling access to a number of the City's suburbs.

Elland Road Park & Ride, is within walking distance providing a regular bus service to the City Centre.

Terms

Unit 3 is available by way of a new full repairing and insuring lease for a number of years to be agreed. Further information is available on request.

Rateable Value

Unit 3 has a rateable value of £29,250.

EPC

An EPC C is targeted and will be provided on completion of the refurbishment.

Viewings

Strictly through the joint letting agents only.



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