

**TO LET** INDUSTRIAL WAREHOUSE

# UNIT 3A EAGLE INDUSTRIAL ESTATE

Torre Road, Leeds, LS9 7QL



## Key Highlights

- 5,526 sq ft Industrial Warehouse with Integral Offices
- Located 2.9 miles from Leeds City Centre situated off the A64 (York Road)
- Benefits from excellent road links to the M1 and M621 motorways

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## Location

The property is located in a mixed commercial area off the A64, which is one of the main arterial routes into Leeds City Centre. Junction 46 of the M1 is located approximately 5.7 miles to the east and Junction 2 of the M621 is located approximately 5.8 miles to the south west.

## Description

Eagle Industrial Estate is an established industrial location in the east of Leeds. The property comprises a single storey industrial unit with integral office accommodation arranged over 2 storeys. Specification includes:

- Steel portal frame construction
- Concrete floor
- Brick and steel clad elevations
- Profile metal sheet roof with translucent roof panels
- Office, WC and kitchen facilities
- 4.23m eaves
- Roller shutter door loading

## Accommodation

	SQ M	SQ FT
Warehouse	337.33	3,631
Offices	176.06	1,895
<b>Total</b>	<b>513.39</b>	<b>5,526</b>

## Tenure

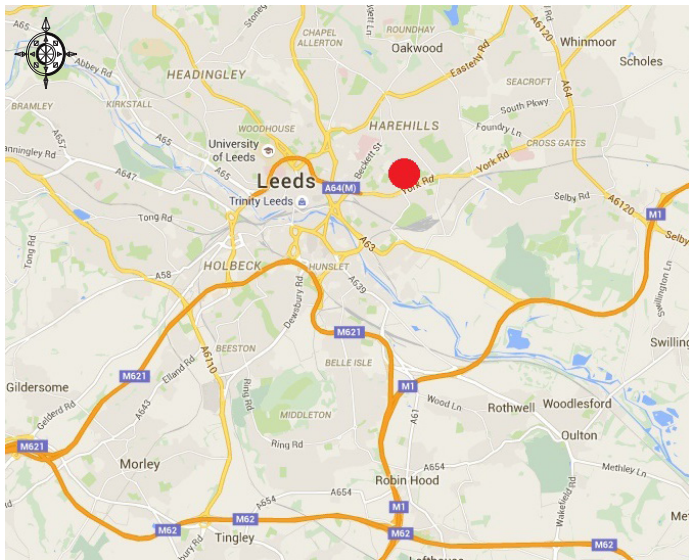
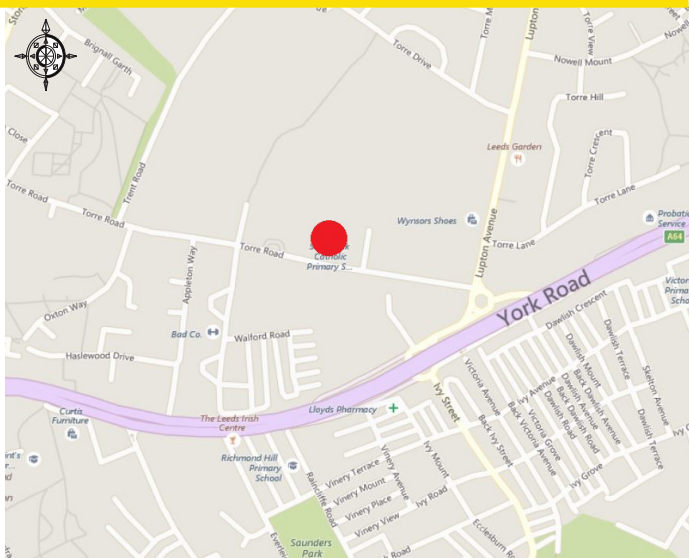
The unit is available to lease on terms to be agreed. Rent on application.

## Business Rates

To be reassessed. Please contact your Local Authority for further information.

## Legal Costs

Each party will be responsible for their own legal costs incurrent in this transaction.



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## Contact

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