



TOWN HALL

CITY SQUARE

LEEDS TRAIN STATION

ASDA

CARLSBERG TETLEY'S

BUS STATION

CLARENCE DOCK

CROWN POINT SHOPPING PARK

**THE PRINTWORKS**

EVANS HALSHAW

COSTCO

A61

**THE PRINTWORKS**

HUNSLLET ROAD LEEDS. INDUSTRIAL UNITS TO LET.



**LOCATION:** The property is situated with an extensive frontage to Hunslet Road between Leathley Road and Butterly Street and adjacent to the Crown Point Shopping Park and Costco Supermarket.

Hunslet Road, the A61, provides direct access to Leeds city centre approximately 1 mile to the west and to the head of the M621/M1 Interchange linking directly into the national M62/M1 and A1/M infrastructures.

**DESCRIPTION:** Within The Printworks complex are 2 separate industrial/warehouse and storage units that are to be offered to let either separately or as a whole. The units are single storey in nature offering eaves heights ranging from 5.5 metres to 6.15 metres. The units benefit from solid concrete floors and ground level loading access points.

**ACCOMMODATION:** The units offer the following approximate gross internal floor areas:-

Unit 1	Works/warehousing	29,450 sq.ft.
	Ground floor office area	1,593 sq.ft.
Unit 1a	Works/warehousing	7,526 sq.ft.
	Total	<b>38,569 sq.ft.</b>
Unit 2	Works/warehousing	16,150 sq.ft.

**TERMS:** The units are to be offered on either short term flexible leases or by way of more traditional longer term leases for a number of years to be agreed. The leases will be based on effective full repairing and insuring terms. Occupation terms from 6 months upwards will be considered. The quoting rents will be dependent upon the length of term of occupation and the particular unit taken.

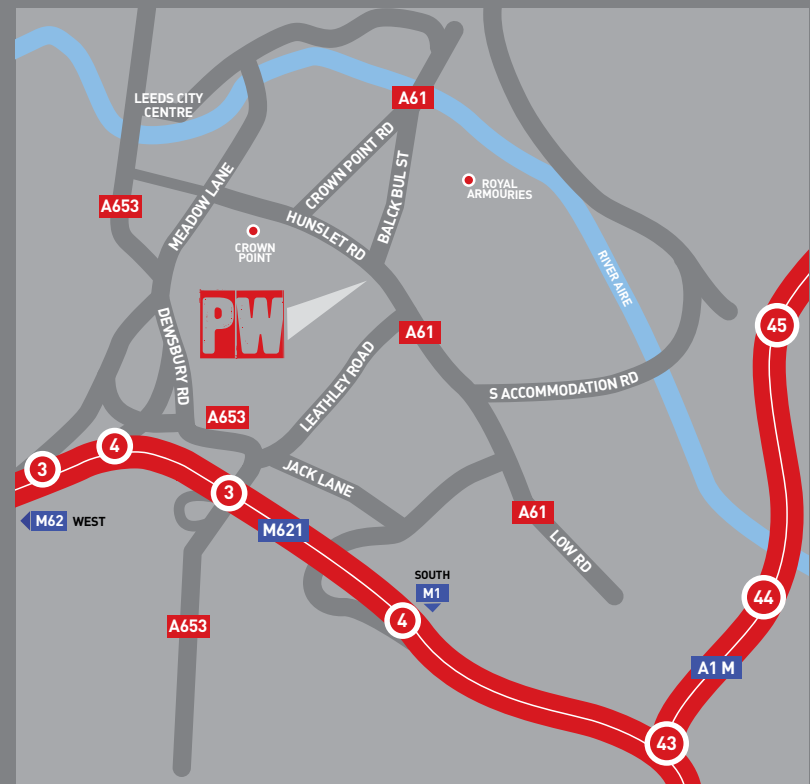
**SERVICES:** We understand that all mains services including gas, electricity, waste and drainage are either connected or are available to each of the units. The incoming occupier should verify for themselves that the capacities of the services are appropriate for their intended use.

**FURTHER INFORMATION:** Information relating to building specification, rent and for opportunities to view should be sought from the sole letting agents:-

**Ian Greenwood**  
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D/Line: 0113 2005694

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