

Rare Open Storage Land Opportunity

**CBRE**

# To Let Queen Street, Leeds

12 Acres (4.86 Hectares)



Queen Street,  
Stourton, Leeds,  
LS10 1SB

RANGE OF PLOTS AVAILABLE FROM 0.5 - 6.1 ACRES



## Location

The site is situated in an established industrial location, benefiting from excellent road communications located 1 mile from Junctions 4, 5 and 7 of the M621 and 1.5 miles from Junction 44 of the M1 and Leeds City Centre.

## Description



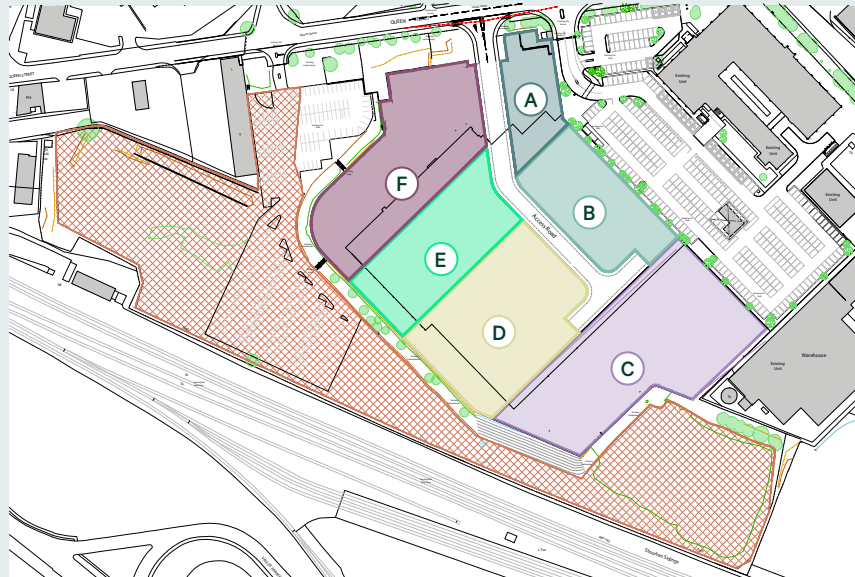
Open storage land



Fully secure site



Outline B1/B2/B8  
Planning Permission



### TRAVEL TIMES BY CAR



M621 JUNCTION 7	3 MINUTES (0.9 miles)
M1 JUNCTION 44	5 MINUTES (1.8 miles)
M621 JUNCTION 4	5 MINUTES (2.1 miles)
LEEDS CITY CENTRE	10 MINUTES (3 miles)

PLOT	AREA (ACRES)	AREA (HA)
U/O	6.18	2.49
A	0.5	0.20
B	0.9	0.36
C	2.0	0.81
D	1.5	0.61
E	1.05	0.61
F	1.5	0.61
<b>TOTAL</b>	<b>13.63</b>	<b>5.69</b>

## TENURE

The site is available on a leasehold basis.

## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## RATEABLE VALUE

To be assessed.

## VIEWINGS

Strictly through the joint agents only.

## PLANNING

Outline planning for B1b/B1c/B2/B8.

## Contact

Viewing is strictly by prior appointment, please contact:

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Subject to contract disclaimer: CBRE Limited, October 2023

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