

**TO LET**

Last Mile Logistics Warehouse

**67,670 sq ft (6,287 sq m)**

on a site of 3.46 acres (1.40 hectares)

**FULLY REFURBISHED**



**NETWORK HOUSE**

MIDDLETON GROVE, LEEDS, LS11 5PX



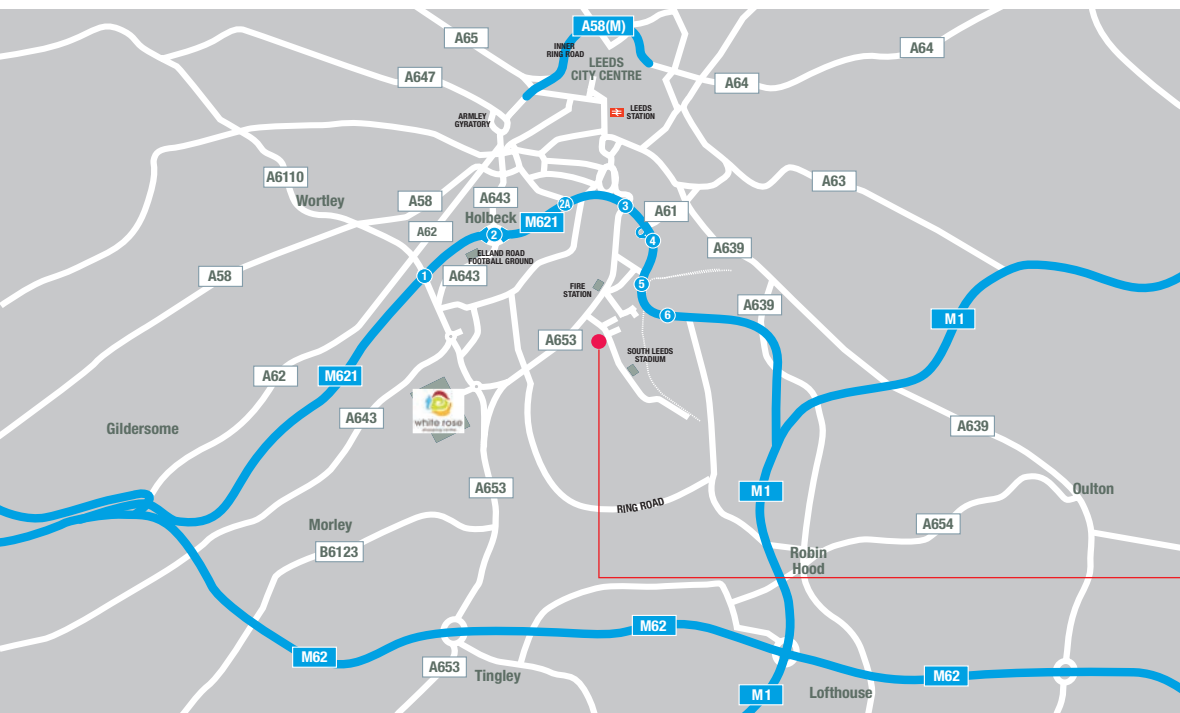


# LOCATION

## Strategically located with immediate access to the M621 and Leeds City Centre

The property is situated in an excellent position in Leeds which benefits from access to both Junctions 5 & 6 of the M621 within 1 mile. Leeds City Centre is accessed within a 10 minute drive time (2.3 miles).

The premises are located in a superb regional position in with immediate access to the M1, M62 and M621 Motorway network providing access to Manchester to the West and Hull to the East.



## TRAVEL TIMES

Location	Miles	Mins
Leeds	2.3	10
Leeds Bradford Airport	10	32
Wakefield	10	19
Sheffield	34	53
Manchester	44	67
York	30	47

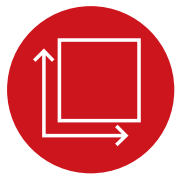
**NH NETWORK HOUSE**

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	Sq m	Sq ft
Warehouse	5,048.35	54,340
GF Welfare & Offices	495.17	5,330
FF Offices	743.22	8,000
<b>TOTAL</b>	<b>6,286.75</b>	<b>67,670</b>

# SITE PLAN & ACCOMMODATION



**Size**  
67,670 sq ft



**7.2m**  
eaves height



**6 ground level**  
doors & 3 dock  
level doors



**350 KVA**  
power supply



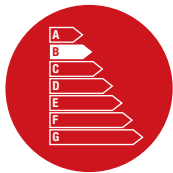
**3.46 acre**  
site



**Fully**  
secure



**HQ**  
offices



**EPC**  
B 31

**NH NETWORK HOUSE**

MIDDLETON GROVE, LEEDS, LS11 5PX



# INDUSTRIAL

LED  
Warehouse  
lighting

7.2m  
Eaves  
height

6 Ground  
level loading  
doors

3 Phase  
power  
(350 KVA)

3 Dock  
level loading  
doors



**NH** NETWORK HOUSE

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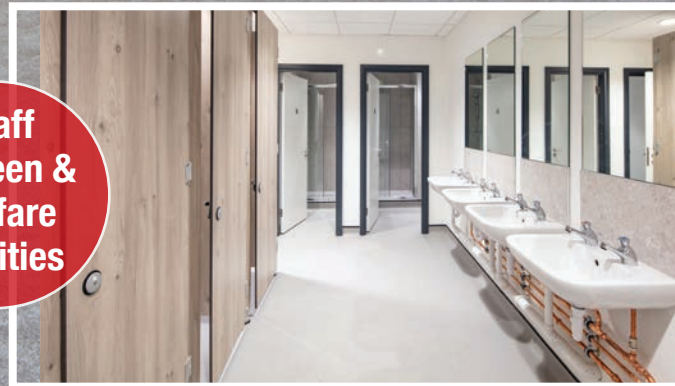
# OFFICES

LED  
Lighting

Air  
conditioning



Staff  
canteen &  
Welfare  
facilities

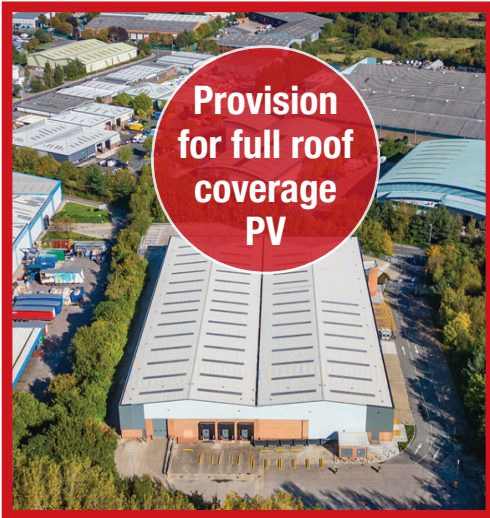


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# WELFARE & ESG



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## TERMS

The property is offered by way of a new Full Repairing and Insuring Lease for a term of years to be agreed. Rent on application.

## EPC

The current energy performance rating for the property is B - 31. A copy of the EPC certificates and reports are available on request.

## FURTHER INFORMATION

For further information or to arrange an inspection please contact the joint agents:

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