

# OPEN STORAGE LAND TO LET

Manston Lane, Leeds, LS15 8AW

**2-8.2 ACRES AVAILABLE**

## OPEN STORAGE LAND

- Superb prime industrial location
- Excellent motorway access
- Less than 1 mile to J46 of the M1
- Fully secure site
- Fully surfaced
- Multiple access points

**SAT NAV  
LS15 8AW**

**FL FIRST LAND**



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## LOCATION

The site is situated in an established location and is strategically located circa 0.8 miles from Junction 46 of the M1 Motorway. Leeds city centre is just over 4.25 miles to the west with Garforth and the A1(M) 3.5 miles to the east.

The site is accessed off Manston Lane which leads to the east directly to Junction 46 of the M1 via William Parkin Way (A6120). The A6120 also provides easy access to a number of north Leeds suburbs.

## DESCRIPTION

The property extends to a gross size of 8.2 acres and is of relatively regular shape. The gradient gradually slopes from the northern boundary to the southern part of the site adjacent to Manston Lane. There are multiple access points onto both Manston lane and Sandals Way. The site benefits from the following specification:

- Fully secured with palisade fencing to the perimeter.
- Highly prominent corner plot
- Part concrete and part tarmac service
- Plots available from 2 – 8.2 acres

## WHAT3WORDS

///boots.clear.grand

## CONTACT

For further details or to arrange an inspection please contact the joint agents.

## AREA

2 - 8.2 acres.

## TERMS

The land is available on a leasehold basis on FRI terms.

## VAT

VAT is applicable at the prevailing rate.

## PRICE

Price on Application.

## LEGAL COSTS

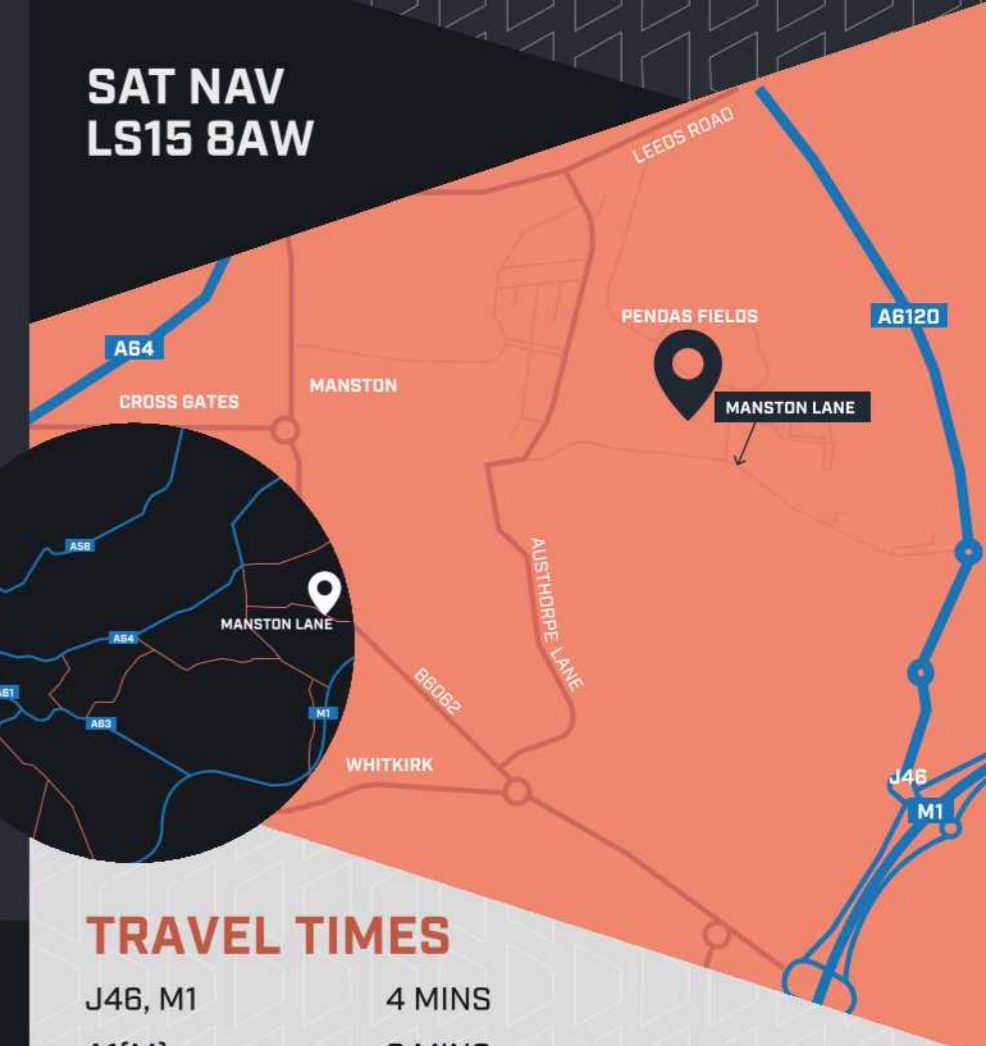
Each party to bear their own legal costs incurred in the transaction.

## SERVICES

TBC.

## VIEWINGS

Strictly by appointment with the agents.



SAT NAV  
LS15 8AW

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Designed by:  
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## TRAVEL TIMES

J46, M1	4 MINS
A1(M)	8 MINS
J29, M62	14 MINS
Leeds	17 MINS
Wakefield	23 MINS
York	31 MINS
Bradford	38 MINS