

J47

M1 Motorway

A1(M) North

- Excellent road links to J47 of the M1 Motorway, A1 and M62
- 14,424 - 103,054 sq ft of Ambient/Chilled Warehousing available
- Secure site with 24-hour security
- Eaves heights of up to 8.8 metres
- Ground and Dock level loading doors
- Up to 2 acres of outdoor hardstanding space
- Onsite management and operations team conversant with SAP systems and handling
- Flexible lease opportunities

TO LET - INDUSTRIAL WAREHOUSING

STURTON GRANGE

LEEDS | LS25 4BB



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DESCRIPTION

Sturton Grange provides a complex of both ambient and chilled warehousing set within a semi-rural location but with excellent access to Junction 47 of the M1. The series of buildings are of steel portal framed construction with profile metal roofs with loading via a combination of ground and dock loading doors. Eaves heights are up to 8.8m. Access is via a controlled security gatehouse house and private access road, with extensive CCTV security system. There is up to 2 acres of external hardstanding storage space, WC facilities for lorry drivers and additional office space available. Management and operations teams in place, operating SAP systems, and material handling equipment loading stock in and out 24 hours a day.

PACKHOUSE

24 hour on-site packhouse, packing fruit punnets using GT2 Proseal Heat-Sealing Machines and state of the art Marco weighing systems. All the packhouse facilities were fully upgraded in 2021, with two cross-docked refrigerated loading bays attached.



14,24 - 103,054 SQ FT AVAILABLE
OF AMBIENT/CHILLED WAREHOUSING,
SECURE SITE WITH 24-HOUR SECURITY



UP TO **2 ACRES** OF OUTDOOR
HARDSTANDING SPACE

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ACCOMMODATION

The accommodation comprises of the following:

Unit CS3	17,384 sq ft (1,615 sq m)	Available from October 2023
Unit CS4	15,618 sq ft (1,450 sq m)	Available from October 2023
Unit CS5 (chilled)	16,706 sq ft (1,552 sq m)	Available from October 2023
Unit GH2	38,922 sq ft (3,615 sq m)	Available from October 2023
Unit - CS2 (chilled)	14,424 sq ft (1,340 sq m)	Available October to April annually

External hard standing storage space – approximately 2 acres.



LOCATION

Sturton Grange is located off the A656 Ridge Road providing direct access to Junction 47 of the M1, which is approximately 1 mile north. This in turn provides access to both the A1 (M) and M62 Motorways which are to the north and south respectively. Garforth is located approximately 1.5 miles west of the site.

EPC

A full copy of the Energy Performance Certificates are available upon request.

LEGAL COSTS

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

TERMS

The premises are available by way of a new lease on terms to be negotiated.

CONTACT

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**EXCELLENT ROAD LINKS
TO J47 OF THE M1 MOTORWAY, A1 AND M62**

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