

UNIT 6

Astley Lane Industrial Estate, Swillington, LS26 8XT



Key Highlights

- 8,762 sq ft
- Garforth town centre is located around a mile and a half northeast of the property and connections to the A1(M) are available at J44 to the northeast via the M1 motorway.
- Secure concrete service yards and LED lighting in warehouse area
- Approximately 5 miles to the east of Leeds city centre and just minutes from the A1(M), M1 and M62 motorways

Description

The property is a single bay warehouse unit of steel portal frame construction with the following specification:

- Eaves height of approx 4.5m (apex 6.1m);
- 2 ground level loading door;
- 14 x car parking spaces;
- Secure concrete service yards;
- LED lighting to warehouse area;
- Well specified two storey offices with ancillary welfare facilities and WC's

Location

The property is located within Astley Lane Industrial Estate, Swillington, approximately 5 miles to the east of Leeds city centre and just minutes from the A1(M), M1 and M62 motorways. The estate is accessed via Astley Way and Astley Lane and provides access to national road networks two miles to the north of the site at J46 of the M1 motorway, via the A642 and Selby Road. The M62 motorway can also be accessed under three miles to the southwest of the site, via Wakefield Road.

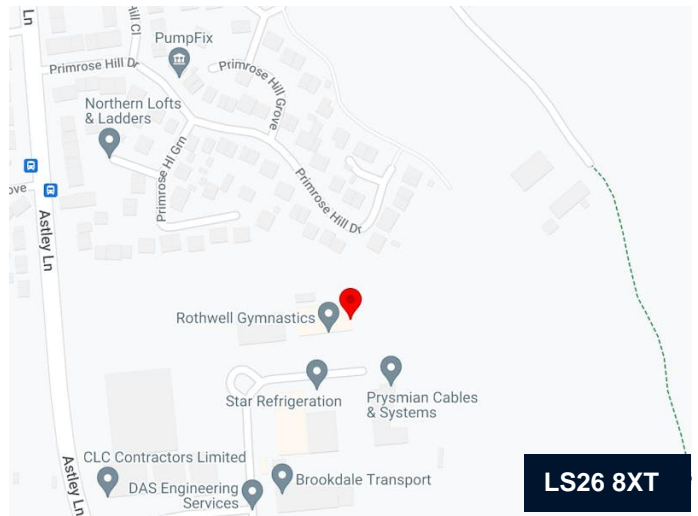
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Neighbouring occupiers within Astley Lane Industrial Estate include Dairygold Food Ingredients, Brookdale Transport and Jenavalve production.

Accommodation

The Gross Internal Areas are outlined below

Name	sq ft	sq m	Availability
Ground - Unit 6A Ground Floor Warehouse	2,916	270.91	Available
Ground - Unit 6A Ground Floor Offices	1,488	138.24	Available
1st - Unit 6A 1st Floor Offices	1,488	138.24	Available
Ground - Unit 6B Ground Floor Warehouse	1,966	182.65	Available
Ground - Unit 6B Ground Floor Offices	452	41.99	Available
1st - Unit 6B 1st Floor Offices	452	41.99	Available
Total	8,762	814.02	



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