

TO LET - INDUSTRIAL WAREHOUSE

STURTON GRANGE

Leeds, LS25 4BB



Key Highlights

- Excellent road links to J47 of the M1 Motorway
- 140,538 sq ft of Ambient/Chilled Warehousing
- Eaves heights of up to 8.8 metres
- Ground and Dock level loading doors

SAVILLS Leeds
3 Wellington Place
Leeds LS1 4AP
0113 244 0100
savills.co.uk



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.

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 and private access road. Notable occupiers in the vicinity include Krone and Nova Display.

Accommodation

The accommodation comprises of the following:

Name	Sq ft	Sq m	Availability
Unit - CS1	10,075	936	Let
Unit - CS2	14,424	1,340.03	Available - 10/10/2021
Unit - CS3	17,384	1,615.03	Available - 01/05/2021
Unit - CS4	15,618	1,450.96	Available - 01/05/2021
Unit - CS5	16,706	1,552.04	Available - 01/01/2021
Unit - GH1	27,248	2,531.42	Let
Unit - GH2	38,922	3,615.97	Available - 01/05/2021
Unit - Office	161	14.96	Let
Total	140,538	13,056.41	

EPC

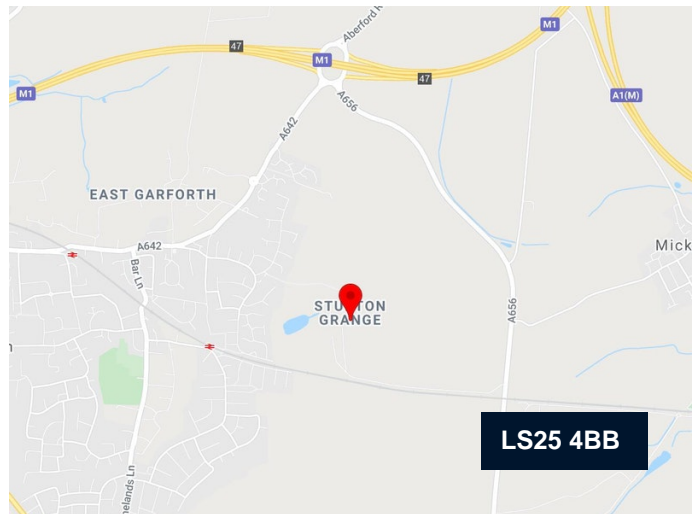
A full copy of the Energy Performance Certificates are available upon request.

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

Matthew Ewin

0113 220 1241

matthew.ewin@savills.com

Tom Asher

0113 220 1228

tom.asher@savills.com

Tom Goode (Knight Frank - Leeds)

0113 288 5264

tom.goode@knightfrank.com

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