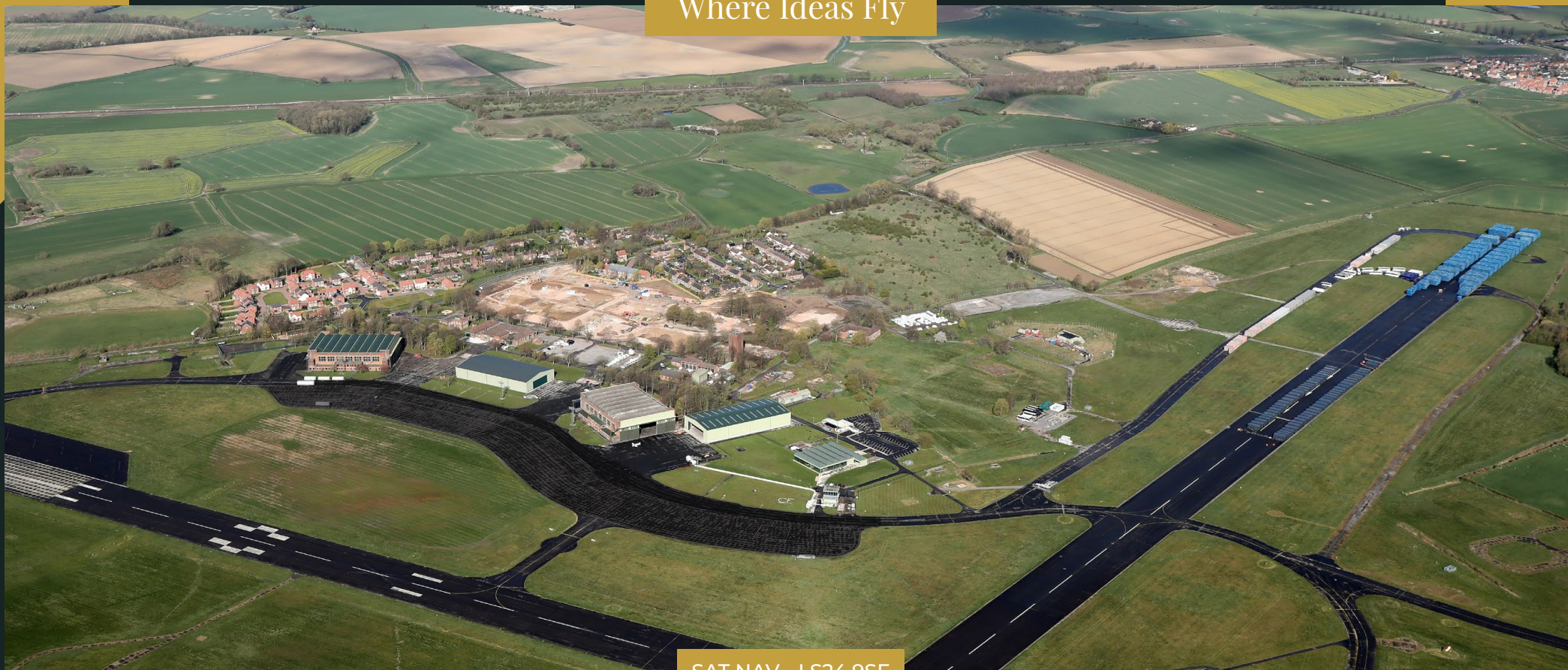




CHURCH FENTON

LEEDS

Where Ideas Fly



SAT NAV - LS24 9SE

TO LET

FLEXIBLE WAREHOUSING/OFFICES & WORKSHOPS/OPEN STORAGE LAND

WELCOME TO CHURCH FENTON

Located strategically just 5 miles South of the A64 and 8 miles from J47 A1(M), Church Fenton offers unrivalled opportunities for a range of occupiers looking for warehousing accommodation, open air storage, offices and workshops.

The site has fantastic connections not only by road but is well served via Church Fenton Railway Station only 1.6 miles away which provides direct links to Leeds, York and the wider national network.

Furthermore a unique offering being located on a working airfield providing access via air.



VARIETY OF UNITS TO SUIT A MULTITUDE OF VARIOUS OCCUPIERS



STRATEGIC LOCATION WITH FANTASTIC CONNECTIONS



FLEXIBLE SOLUTIONS AND SHORT TERM LETS AVAILABLE



FANTASTIC POWER SUPPLY TO SITE



ON SITE FACILITIES



PROPOSED ON-SITE GYM



24 HOUR SECURITY

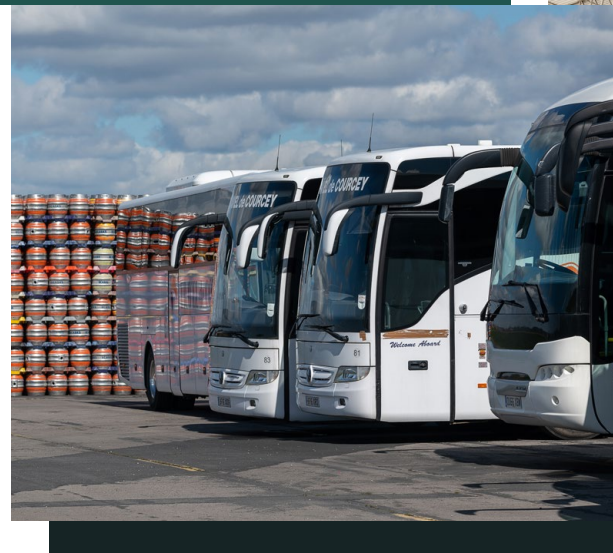


HIGH SPEED INTERNET CONNECTION ON SITE



ON-SITE RECEPTION FOR SIGN IN

OCCUPIERS



WAREHOUSES/ INDUSTRIAL HANGARS

Units ranging from
27,000- 39,000 sq ft

Indicative specification:

- Secure yard
- Minimum eaves 12m
- Large power supply
- High quality office space available



WORKSHOPS

Units ranging from
500 - 5,000 sq ft

Indicative specification:

- Flexible layout, suitable for multitude of uses
- Access loading doors
- Additional hardstanding available on site



CHURCH FENTON MASTERPLAN

Indicative Proposed Site Plan



SITE OUTLINE

DEVELOPMENT LAND/ OPEN AIR STORAGE

Up to 409,729 sq ft

Indicative specification:

- Dedicated site entrance
- Ability to self-contain
- Fully drained with ability to service
- Outline planning permission for Design and Build opportunities up to 150,000 sq ft



HIGH QUALITY OFFICE ACCOMMODATION

From 250 sq ft

Indicative specification:

- Character building
- Dedicated parking
- Shared welfare space



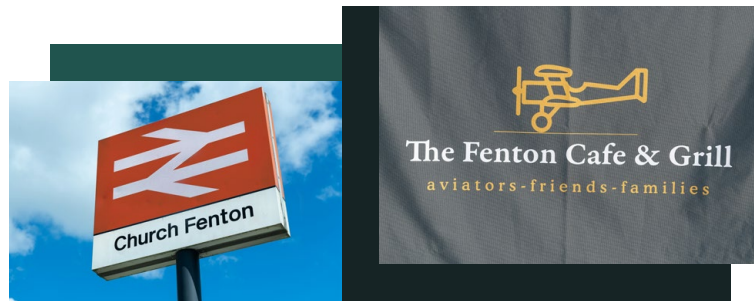
LOCATION



J47 A1(M) | A64
8 MILES | 4.9 MILES



CHURCH FENTON
RAILWAY STATION
1.6 MILES



FURTHER INFORMATION

DEVELOPMENT

Opportunities of up to 150,000 sq ft are available on a Design and Build basis. Detailed consent in place for 60,000 sq ft unit. Further information is available on request.

ENERGY PERFORMANCE CERTIFICATES

Buildings have been assessed and copies of certificates are available on request.

TERMS

The accommodation is available by way of a new Repairing and Insuring Lease for a term of years to be agreed.

SERVICES

The site benefits from all mains services including gas, electricity, water and drainage.



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