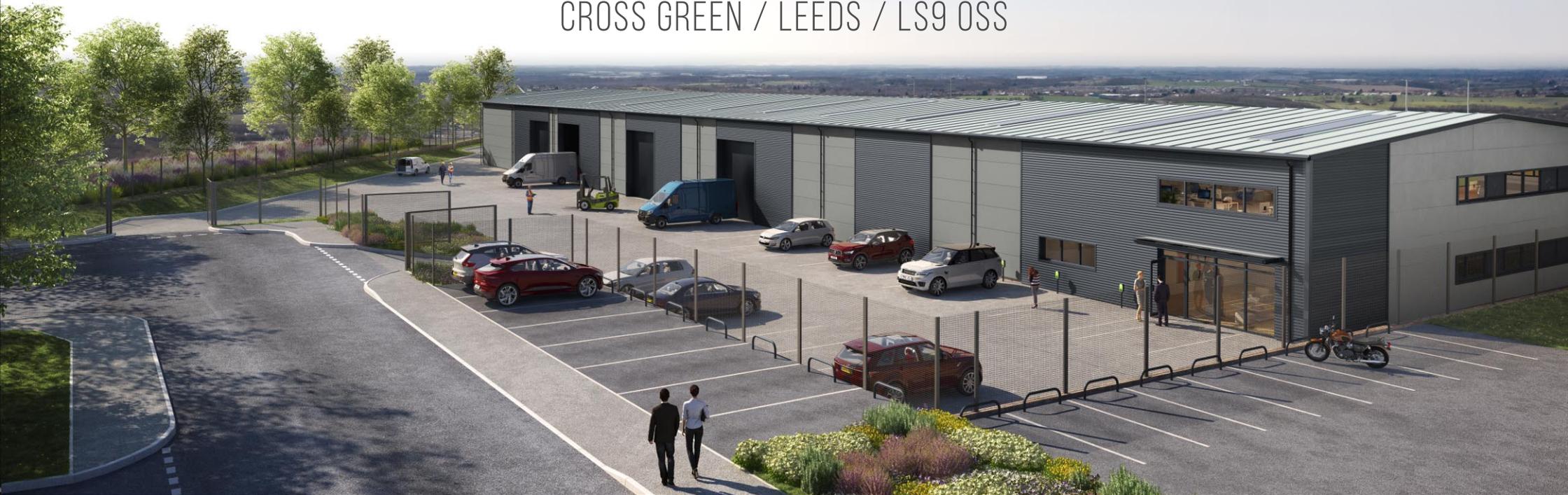


# TO LET **FELNEX ROAD**

CROSS GREEN / LEEDS / LS9 0SS



**HIGHLY PROMINENT DETACHED TRADE COUNTER / DISTRIBUTION UNIT**



1 MILE TO M1



1.5 MILES TO CITY CENTRE

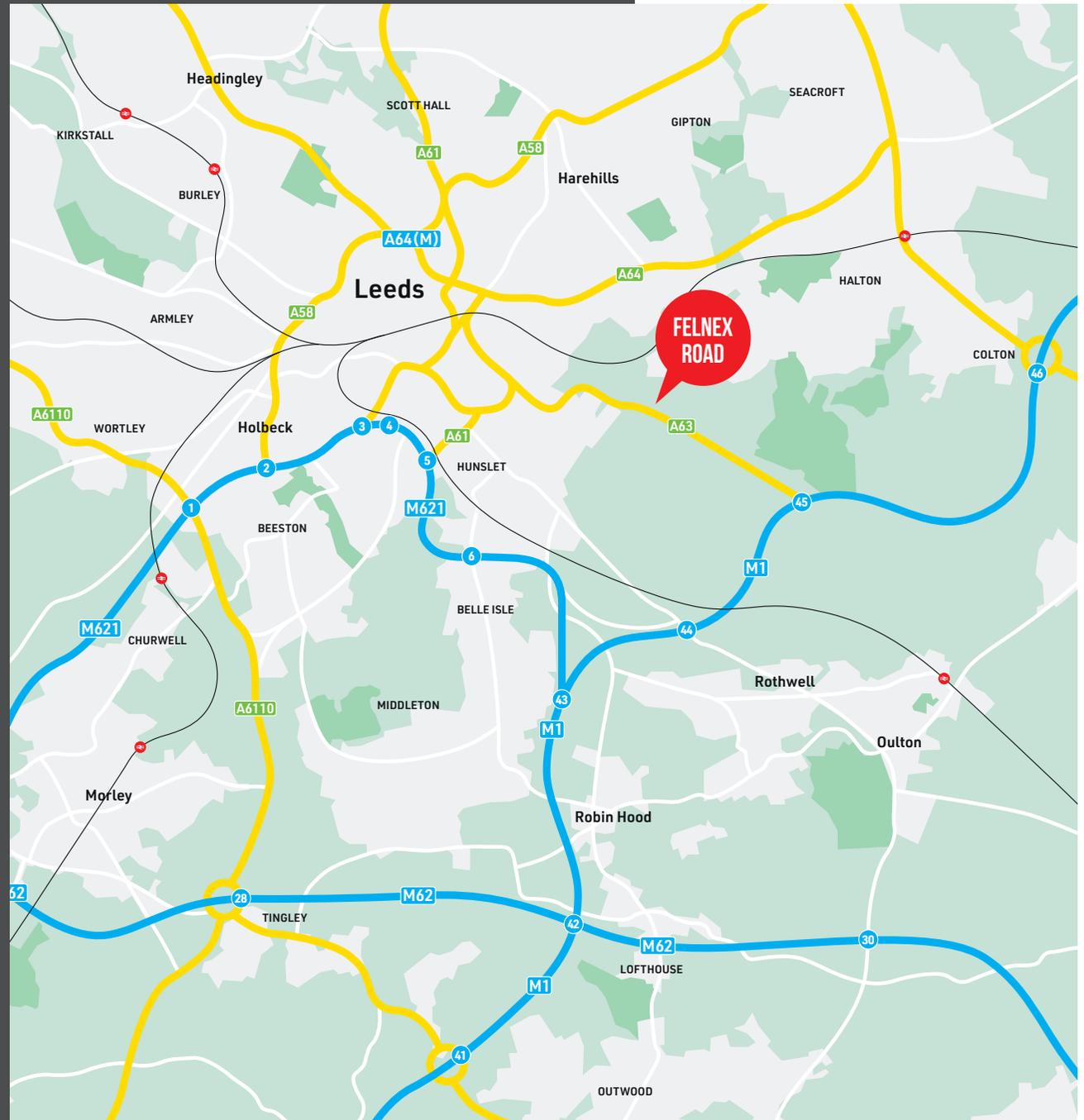


LARGE SECURE SITE

# LOCATION

The property is situated on the established Cross Green Industrial Estate having an extensive and prominent frontage to the A63 Pontefract Lane, around 1 mile west of Junction 45 of the M1 Motorway and around 1.5 miles east of Leeds city centre.

The Cross Green area has seen extensive new industrial development over the past 5 years and is now considered one of the premier distribution locations in the North of England. Surrounding occupiers include Symingtons, BCA, Amazon, John Lewis, Beer Hawk, Network Rail, AO.com, DHL and Premier Farnell alongside the distribution occupiers there are also a number of trade counter occupiers including Tool Station, CEF and Euro Car Parts.





Indicative image



Indicative image

## DESCRIPTION

Unit 12 Felnex Road is undergoing an extensive 'back to frame' refurbishment due to complete in January 2022.

The completed unit will benefit from the following specification:



NEW  
ROOF



NEWLY RE-CLAD  
ELEVATIONS



6.3M  
EAVES



LARGE SECURE  
YARD



5 SECTIONAL GROUND LEVEL  
LOADING DOORS



120 KVA  
ELECTRICAL SUPPLY



FULLY FITTED  
OFFICE CORE



30 PARKING SPACES  
(INCLUDING 3 EV CHARGING POINTS)

## ACCOMMODATION

The property provides the following gross internal areas:

	sq ft	sq m
Warehouse	21,774	2,022.87
Office and ancillary space	3,413	317.08
Structural mezzanine	3,350	311.22
<b>Total</b>	<b>28,537</b>	<b>2,651.17</b>

## SITE

The unit sits on a site of 1.68 acres which provides a low site density of 34%.



FELNEX ROAD LS9 0SS

## RENT

The property is available on a new full repairing and insuring lease for a term to be agreed. For further information please contact the agents.

## EPC

The EPC will be assessed on completion of the refurbishment.

## BUSINESS RATES

To be re-assessed on completion of the refurbishment.

## VAT & LEGAL COSTS

VAT will be payable at the prevailing rate. Each party to be responsible for their own costs.

## VIEWING

For viewing arrangements or to obtain further information please contact:

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