

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

Unit D, Seacroft Industrial & Trade Park, Leeds LS14 2AQ



- **Light Industrial Warehouse with Office Accommodation**
- **Located in an Established Industrial Estate**
- **6.28m Eaves Height**
- **10,123 sq ft (940.5 sq m)**
- **To Let on a New Lease**

www.crosthwaitecommercial.com

LOCATION

Seacroft Industrial and Trade Park benefits from excellent communication links to Leeds and the outer ring road, as well as the A58 and A64.

Access to the national motorway network is conveniently provided 2 miles south via Junction 46 of the M1, or alternatively, 4.5 miles northeast via Junction 45 of the A1(M).

DESCRIPTION

The property comprises a semi-detached industrial/warehouse unit situated on a well-established industrial estate in Seacroft, Leeds.

The unit offers a generous, secure yard to the side and rear, and loading area.

SPECIFICATION

- One ground level loading door
- Extensive, secure yard
- 6.28m eaves height
- Warehouse fitted with lighting
- Ground floor office space

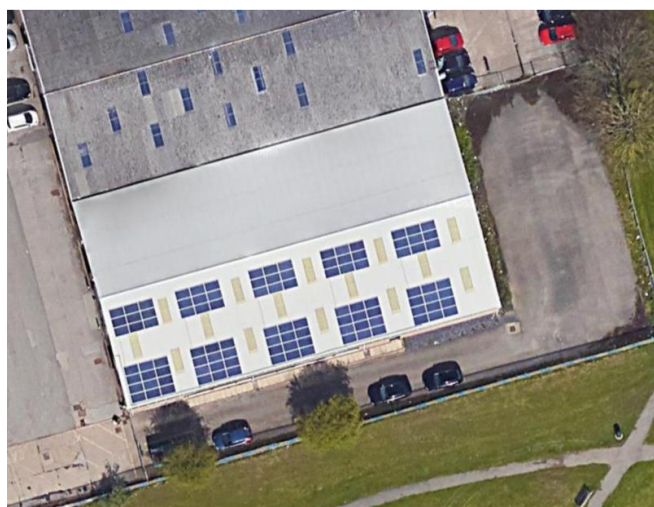
ACCOMMODATION (Approx internal areas)

| | | |
|--------------|---------------------|-------------------|
| Warehouse | 9,091 sq ft | 844.6 sq m |
| Offices | 1,032 sq ft | 95.9 sq m |
| Total | 10,123 sq ft | 940.5 sq m |

RATING

The 2023 rating assessment is: -

Warehouse & Premises R.V. £42,250



ENERGY PERFORMANCE CERTIFICATE

The premises has a rating of B (42). EPC available on request.

RENT

On application.

LEASE

The premises are available on a new fully repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226

Charlotte Smith – CBRE

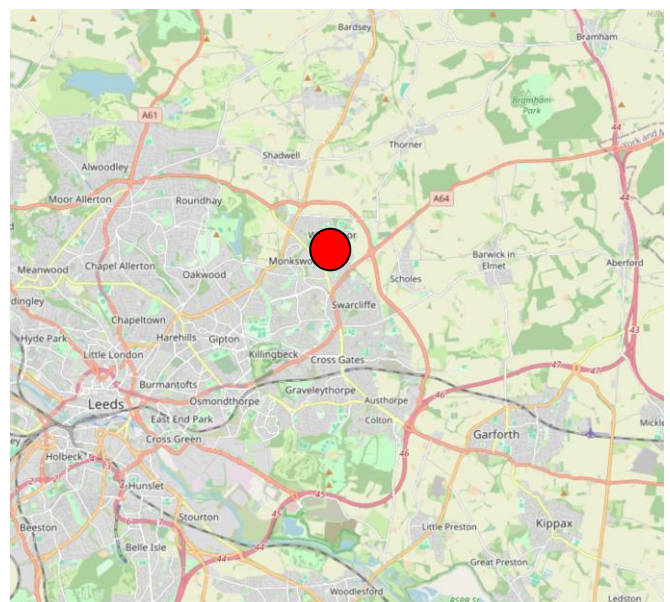
charlotte.smith2@cbre.com

07776 53 617

Danielle Raunjak – CBRE

Danielle.raunjak@cbre.com

0771414 584



SUBJECT TO CONTRACT AND AVAILABILITY January 2025