

# TO LET

**SUPERB HIGH BAY WAREHOUSE, OFFICES & STORES WITH OVER-SIZED EXTERNAL YARD & PARKING ON SECURE BUSINESS PARK**



**HOLDER & CO**  
Property Consultants



[www.holderandco.com](http://www.holderandco.com)

## **HANGER ONE, LEEDS EAST AIRPORT, CHURCH FENTON LS24 9SE**

- **41,248 sq of warehouse, offices & stores**
- **Eaves height of 10.4m to underside of haunch**
- **External yard and parking of up to 2 acres**

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### LOCATION

The property is situated in the grounds of East Leeds Airport which is located between Leeds and York and accessed from the A64 which is 5 miles North. Access to the J44 of the M1 is just 9 miles north west.

### DESCRIPTION

The premises comprise a high bay warehouse with eaves height of 10.4m, full height hangar doors at either end, two storey refurbished offices and ancillary stores. Externally, the building offers substantial yard and parking extending to circa 2 acres with additional open storage by negotiation.

### SERVICES

We understand that all mains services are available to the site though further investigation may be required.

### TERMS

The premises are available via a new lease to be agreed. Flexible terms may also be available via separate negotiation. Rentals will be inclusive of business rates, utilities and service charge.



### ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to gross internal area.

Description	Sq m	Sq ft
Warehouse	3,264.52	35,139
1 <sup>st</sup> & 2 <sup>nd</sup> Floor Offices	362.04	3,897
Stores	205.50	2,212
<b>TOTAL</b>	<b>3,832.06</b>	<b>41,248</b>

### LEGAL COSTS

Each party to bear their own legal costs in the transaction.

### CONTACT

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Subject to Contract