

TO LET
SURPLUS WAREHOUSE ACCOMMODATION –
BUSINESS UNAFFECTED

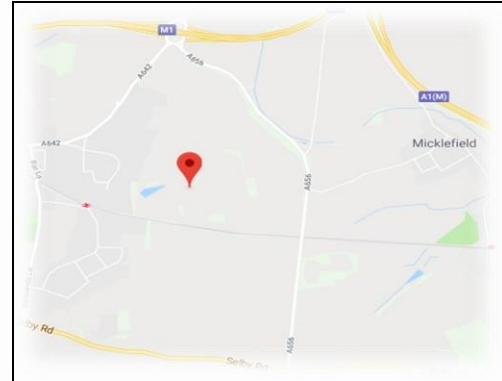


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**Sturton Grange, Ridge Road,
Micklefield, Leeds, LS25 4DZ**

- 15,000 sq ft – 100,000 sq ft
- Modern Warehouse accommodation
- 8.8m eaves height
- Ambient & Chilled storage available on flexible terms





LOCATION

The complex is located on Sturton Grange Lane, just off the A656 which gives direct access to J.47 of the M1 motorway. Garforth is located around 1 ½ miles to the west of the site.

DESCRIPTION

The complex comprises a number of surplus warehouse units under pitched, profile metal roofs with a combination of ground and dock level loading doors and eaves up to 8.8m. Chilled storage in part if required. Partially racked.

TERMS

The premises are available as a whole or in part by way of a new lease upon terms to be negotiated, either on a long-term basis or a short-term agreement.

LEGAL COSTS

Each party to bear their own legal costs in the transaction

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Warehouse CS5:	1,552.03	16,706
Warehouse CS2:	1,340.02	14,424
Warehouse CS3:	1,615.01	17,384
Warehouse CS4:	1,450.94	15,618
Warehouse GH2:	3,615.94	38,922
TOTAL	9,573.94	103,054

SAT NAV

LS25 4BB

CONTACT

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