



LEEDS CITY CENTRE

# M1 INDUSTRIAL ESTATE HUNSLET LEEDS

**TO LET - UNIT 3**  
**REFURBISHED WAREHOUSE/  
INDUSTRIAL UNIT**

3,205 sq. ft. (297.72 sq. m.)

← TO M62/MANCHESTER

TO J45 M1 →

HUNSLET DISTRIBUTOR

J4

M621

↙ TO M1/THE SOUTH



- Located within a 1/4 mile of Junction 4 of M621
- 3/4 miles to Leeds City Centre
- National Motorway Network - M62/M1/A1(M)

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## SPECIFICATION

The Unit comprises one of a single storey terrace being of steel portal frame construction under a pitched insulated roof. The property has fluorescent strip lighting in the offices and also a gas fired floor standing blower heater to the main works area.

- 6m eaves height
- Two storey offices
- Kitchenette and WC facilities
- Full height roller shutter door
- Shared and secure yard area

## ACCOMMODATION

	sq. ft.	sq. m.
Warehouse	2,615	242.98
Ground Floor Office / WC	295	27.37
First Floor Office	295	27.37
<b>Total</b>	<b>3,205</b>	<b>297.72</b>



	MILES
M621	1/4
M1	10
Leeds	3/4
Sheffield	33
Manchester	43

LS10 2AS

## LOCATION

The unit is strategically situated approximately 0.25 miles from Junctions 4, 5 and 6 of the M621 Motorway and circa 2 miles south of Leeds City Centre.

The premises are accessed directly off Church Street, which leads directly onto the M621 Motorway via Beza



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