

COPPERWORKS 2

HAIGH PARK ROAD, STOURTON, LEEDS

SAT NAV: LS10 1RT

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Flexible space from 50,000 – 157,000 sq ft (4,645 – 14,585 sq m)
plus canopy 5,428 sq ft (505 sq m)

• J44 (M1) and J7 (M621) – 1 mile drive • Short Term Flexible Leases available • Storage/Parking Land also available • Additional Storage/Parking Land of up to 5 acres also available



OVERVIEW

Copperworks2 provides up to 157,000 sq ft of industrial/distribution accommodation with the potential to be refurbished to suit occupier requirements. The property benefits from an excellent location just 1 mile from both Junction 44 (M1) and Junction 7 (M621), with Leeds City Centre just a few minutes drive away. Further storage/parking land is available on-site.



A total workforce of 2 million people living within 30 minutes drive of Leeds City Centre

Leeds is the largest city region outside of London, economically bigger than nine EU countries with a GVA of

£56bn



The industrial sector is performing well, and a diversity of occupiers, all contribute to making Leeds the UK's largest manufacturing centre outside of London

Leeds is fast changing with £4.4bn invested in commercial property over the last 10 years and a further

£5.9bn

of developments currently under construction or in the pipeline



An estimated city population of 751,500 people (taken from the 2011 census)

top 5

For the last five years, Leeds has been ranked within the top five UK cities with the lowest unemployment

SPECIFICATION



Existing crane rails in situ

Clear working height of

9.1m



Multiple ground level loading doors



Additional expansion/extra storage on site



Flexible space with potential to split, if required



Barrier entry and secure gatehouse

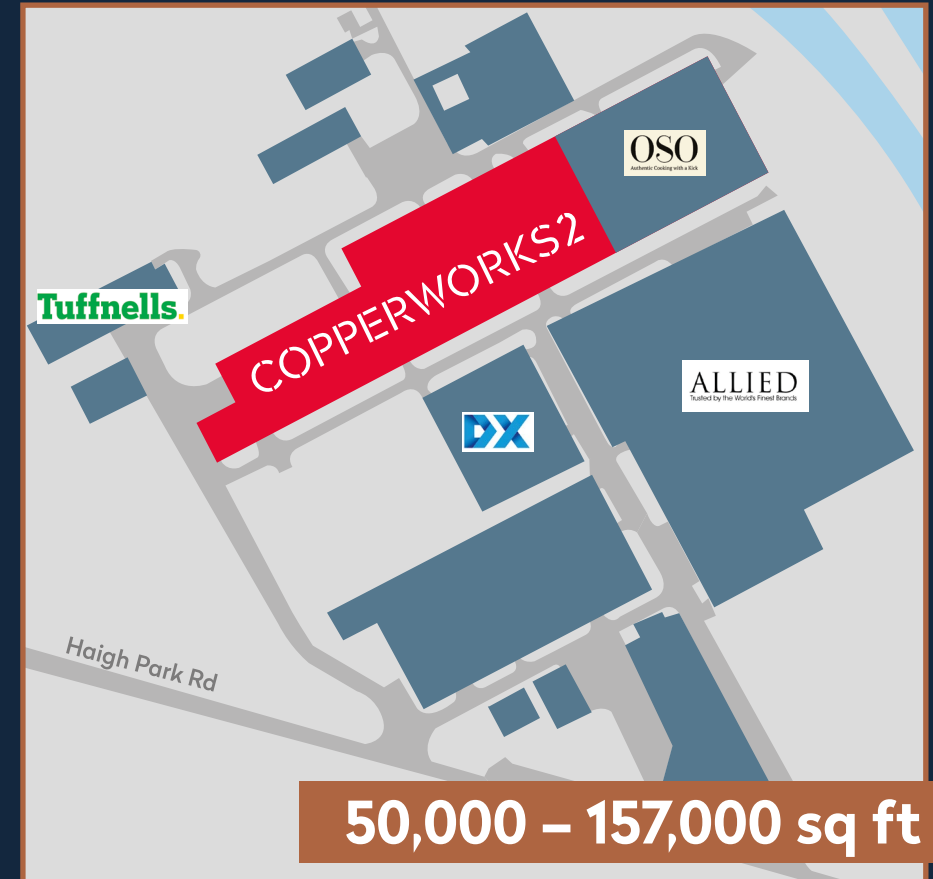
Up to approximately

4 MVA

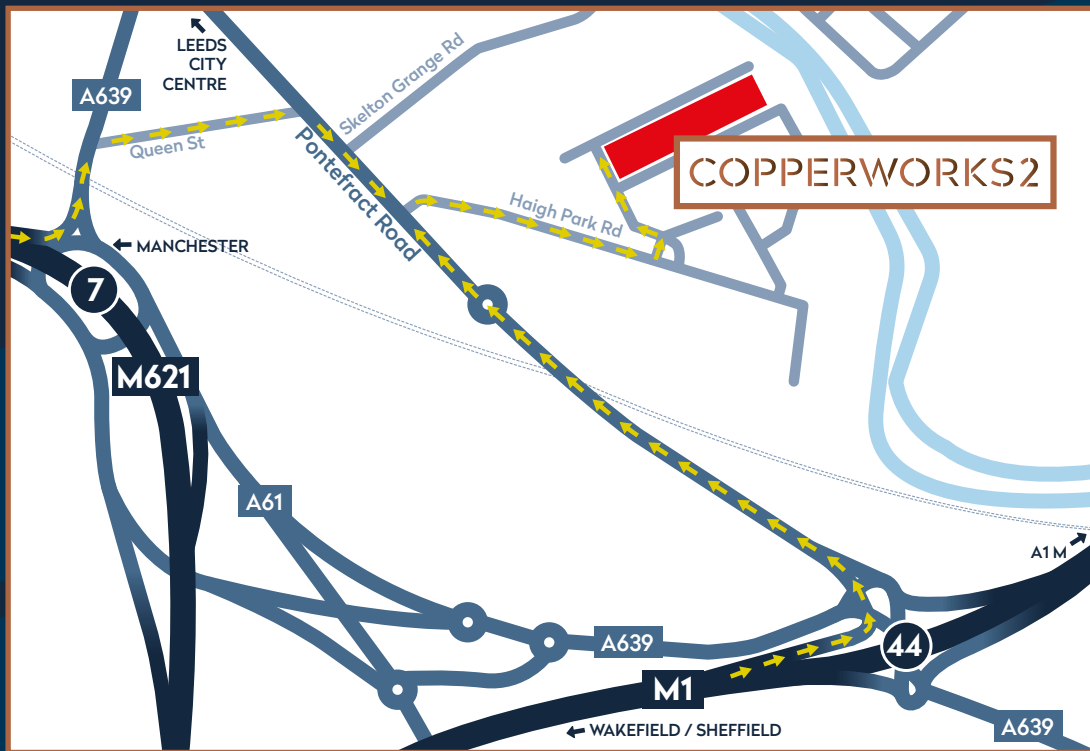
power supply

ACCOMMODATION

Description	sq m	sq ft
Warehouse	14,537	156,475
Welfare	64	686
Total	14,601	157,161
Canopy	505	5,428



50,000 – 157,000 sq ft



LOCATION

Copperworks2 Leeds, is ideally located off Haigh Park Road in Stourton and just minutes from Leeds City Centre and Leeds Railway Station. The property lies within one mile of both Junction 44 of the M1 Motorway and Junction 7 of the M621 Motorway and in easy reach of Leeds/Bradford, Doncaster/Sheffield, Manchester, and Liverpool Airports.



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RATEABLE VALUE

To be reassessed on a split unit basis.

CONTACTS

For further information or to arrange a viewing, please contact the agents below.

TERMS

Available on a leasehold basis on terms to be agreed.



TOWNGATE PLC

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Paul Mack
Daniel Walker



Iain McPhail
Tom Goode



01484 715 635
www.towngate.plc.uk