



**UNDER SIGNIFICANT REFURBISHMENT**

**TO LET Industrial / Warehouse  
(may sell)**

# CROSSLAND PARK

Cross Green Way  
Cross Green Industrial Estate  
Leeds LS9 0SF  
24,569 sq ft (2,285.50 sq m)

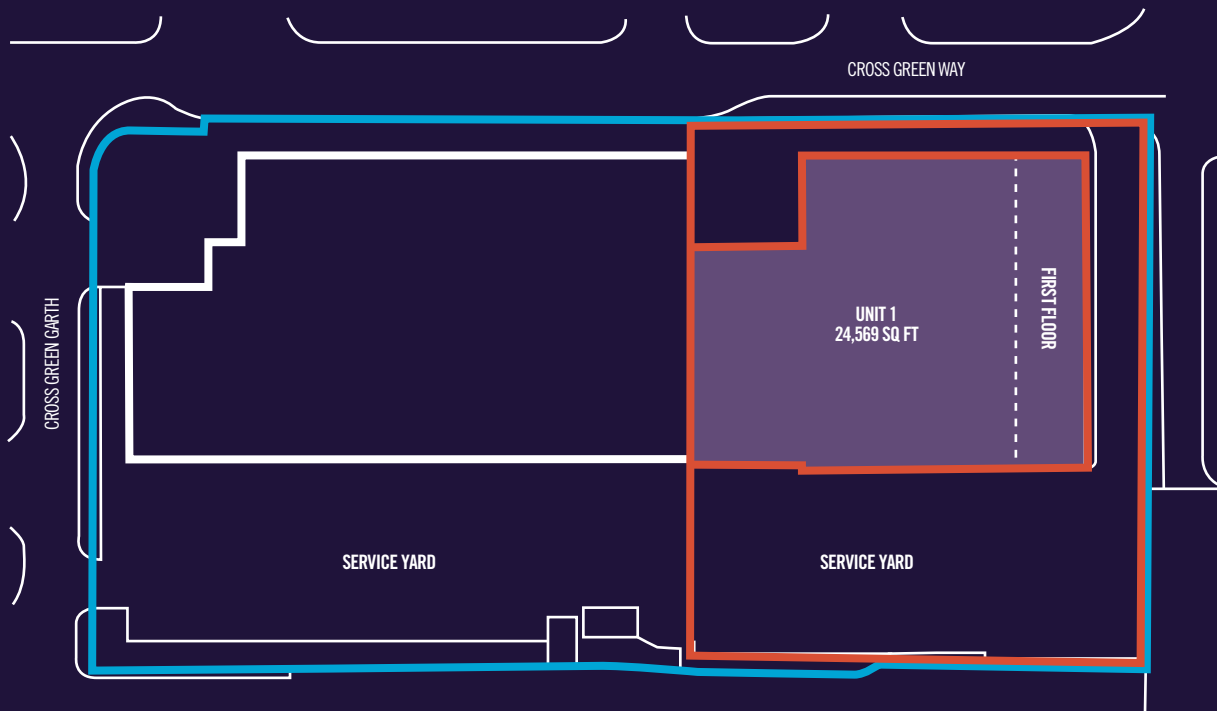
- Single storey warehouse unit with yard
- Offices
- Secure site
- Excellent access to M621 & M1 (East Leeds Link Road)

# CROSSLAND PARK

Cross Green Way, Cross Green Industrial Estate, Leeds LS9 0SF

## LOCATION

Crossland Park is situated at Cross Green Way on the established Cross Green Industrial Estate, two miles to the south east of Leeds city centre. The property benefits from excellent road connections, access is via J45 of the M1 or J3 of the M621.





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## DESCRIPTION

The property comprises a single-story warehouse building, with offices to the first floor. The unit is constructed around sheet cladding to roadside and rear elevations. The roof is pitched and covered with lined and insulated metal decking, with translucent roof lights set throughout.

**Unit 1** is served by six full-height shutter doors, five of which are ramped-up from the service yard. Office and ancillary accommodation is at first floor level, with warehouse storage lying underneath. A programme of demolition and refurbishment is underway to create a larger service yard - see area marked in yellow below.

Clear eaves range from 4.7m on the underside to 5.7m at the pitch.

## ACCOMMODATION TO LET

UNIT1	SQ M	SQ FT
Warehouse	2,050.08	22,067
FF Office	232.43	2,502
<b>TOTAL</b>	<b>2,282.50</b>	<b>24,569</b>



## LEASE TERMS & FURTHER INFORMATION

The premises are available on a Full Repairing and Insuring Lease. Competitive terms are available - see contacts below.

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