

**TO LET**

**Unit 1 First Avenue  
Grangefield Industrial Estate  
Pudsey  
LS28 6QJ**



**Modern Industrial Unit with Offices  
6,259 sq ft (581.53 sq m)**



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## Location

Grangefield Industrial Estate is located in Pudsey approximately 5 miles to the West of Leeds City Centre. The Estate benefits from excellent access to the Leeds western ring road which provides a superb link to Leeds and the regions motorway network through the M621.

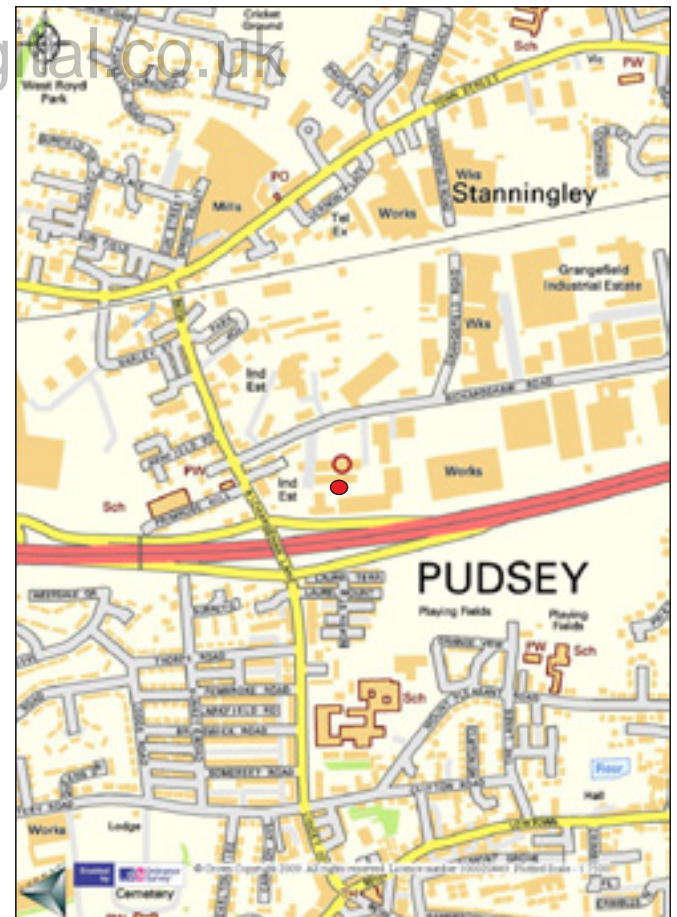
## Description

First Avenue provides five single storey warehouse units with ancillary offices. Unit 1 benefits from steel portal frame with part brickwork, part profile metal cladding under a clad roof with approximately 10% roof lights. The unit has a full height level access door and benefits from 6 dedicated car parking spaces and a large shared yard. The warehouse is lit through sodium lighting and benefits from 3 phase electricity and gas. There is also a small mezzanine.

The offices are carpeted and lit in fluorescent strip lighting and heated through wall mounted electric heaters.

## Accommodation

	Sq ft	Sq m
Ground Floor Warehouse	3,887	361.18
Ground Floor Offices	968	89.93
First Floor Offices	961	89.20
Mezzanine	443	41.22
	<b>6,259</b>	<b>581.53</b>



## Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

FOR FURTHER INFORMATION or to arrange a viewing please contact:

**Dave Robinson**

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