

# COLD STORAGE 2

Sturton Grange, Ridge Road, Leeds, LS25 4DZ



## Key Highlights

- 12,524 sq ft
- Excellent road links to J47 of the M1 Motorway, A1 & M62;
- Secure site with 24-hour security;
- Access via a controlled security gatehouse;
- Additional 2 acre outdoor space available;
- Cold store with food grade accreditation;
- On-site management and operations team conversant with SAP systems and handling;
- 4 Dock Level Loading Doors;

## Description

CS2 provides 12,524 sq ft of cold store space with food grade accreditation within a semi-rural location but with excellent access to Junction 47 of the M1. The warehouse consists of steel portal framed construction with profile metal roofs with 8.86m eaves height. The warehouse benefits from loading via 4 dock level loading doors and amenity space including a canteen, toilets and office adjacent to the warehouse.

Access is via a controlled security gatehouse house and private access road, with extensive CCTV security system.

## Location

Sturton Grange is located off the A656 Ridge Road providing direct access to Junction 47 of the M1, which is approximately 1 mile north. This in turn provides access to both the A1(M) and M62 Motorways which are to the north and south respectively. Garforth is located approximately 1.5 miles west of the site.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	11,764	1,092.91	Available
Ground - Office	760	70.61	Available
<b>Total</b>	<b>12,524</b>	<b>1,163.52</b>	

## Viewings

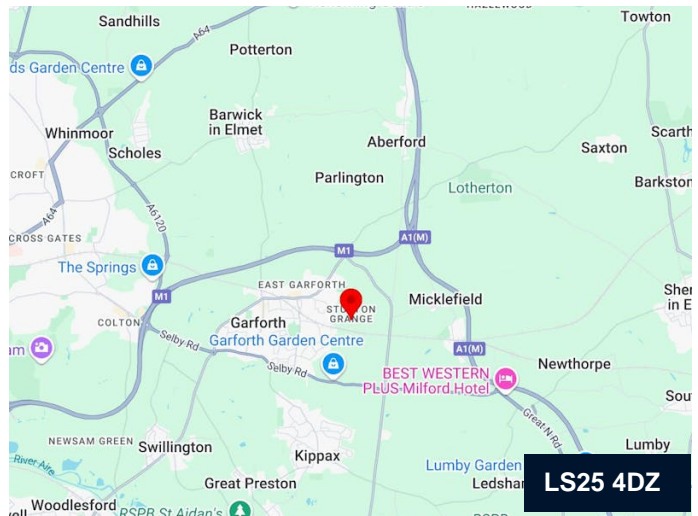
Viewings are strictly by appointment only through Savills.

## Legal Costs & VAT

VAT will be charged where applicable. Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

## EPC

A full copy of the Energy Performance Certificates are available upon request.



## Contact

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