

Industrial Unit To Let

Unit 3A & 3D

8,268 sq ft

Eagle Industrial Estate, Torre Road, Leeds, LS9 7QL

Superb access to Leeds City Centre.
Excellent road links to the M1 and M621.

Eagle Industrial Estate is strategically located in an established location in the east of Leeds, just off York Road (A64, a main arterial route leading directly to Leeds City Centre. The estate is accessed via Torre Road which leads onto York Road.

Highlights

- Established industrial location in close proximity to Leeds City Centre
- Secure estate
- Eaves height – 5.6 metres
- Ancillary office accommodation

View online at [colliers.com](https://www.colliers.com)



The Location

The property is in an established industrial area off York Road (A64) approximately 2 miles east of Leeds City Centre. Motorway connections are excellent with the M1, M621 and M62 all within easy reach of the property.

Property Specification

- Single storey industrial units
- Profile metal cladding
- Pitched profile metal sheet roofs
- Eaves height – 5.6m
- Roller shutter doors
- Concrete surfaced shared yard for parking and loading.
- Ancillary office accommodation

Rent / Terms

Rent upon application. The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rates

We advise Interested Parties to contact the Local Rating Office to determine the Rates Payable.

Legal

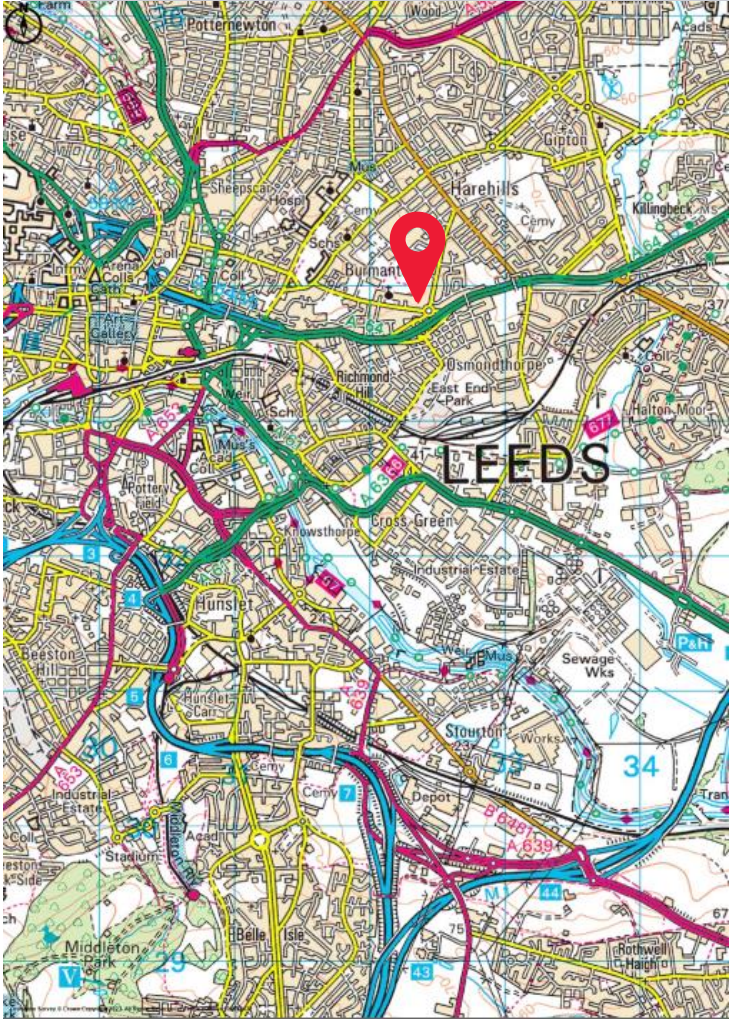
Each party is to be responsible for their own legal costs.

VAT

All costs are subject to VAT at the prevailing rate.

EPC

Available upon request.



Contacts

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Unit	Size (sq. m.)	Size (sq. ft.)
Warehouse	575.99	6,200
Offices	192.04	2,068
Total	768.03	8,268