

TO LET

STURTON
GRANGE, LEEDS
LS25 4BB

11,806 - 38,922 sq ft
1,096.78 - 3,615.85 sq m

- Close proximity to J47 of the M1 motorway
- Food grade/chilled warehousing available
- Eaves height up to 8.8m + loading doors
- Up to 2 acres open storage available

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LOCATION

Sturton Grange is strategically located off the A656 Ridge Road, providing immediate access to Junction 47 of the M1 motorway, approximately 1 mile to the north. The motorway network offers excellent connectivity to both the A1(M) and M62, facilitating efficient distribution routes across the region and beyond. The town of Garforth lies approximately 1.5 miles to the west, offering a range of local amenities and public transport connections.

DESCRIPTION

Sturton Grange comprises a range of ambient and temperature-controlled warehouse facilities in a semi-rural setting, benefiting from excellent connectivity to Junction 47 of the M1 motorway. The accommodation is arranged across a number of buildings which are of steel portal frame with profile metal-clad roofs and loading provisions via a mixture of ground-level and dock-level loading doors. Eaves heights are up to 8.8m. In addition, up to 2 acres of external hardstanding storage is available, alongside HGV driver welfare facilities and supplementary office accommodation.

The estate benefits from a manned security gatehouse, private estate road and comprehensive CCTV coverage, providing a secure operating environment. An established on-site management team supports 24-hour operations, with SAP-driven systems and material handling equipment facilitating efficient stock movements and day-to-day logistical activities.

Unit CS2 benefits from a refurbished 24h on-site packhouse, equipped with GT2 Proseal heat-sealing machines and advanced Marco weighing systems for efficient fruit punnet packing operations. There are two dedicated refrigerated loading bays which

support efficient temperature-controlled processing and distribution.

ACCOMMODATION

The accommodation comprises the following:

Name	Size
GH2	38,922 sq ft (3,615.85 sq m)
CS1	11,806 sq ft (1,096.78 sq m)
CS2	14,424 sq ft (1,339.99 sq m)
CS3	17,384 sq ft (1,614.97 sq m)
CS4	15,618 sq ft (1,450.91 sq m)
CS5	16,706 sq ft (1,551.99 sq m)
Open storage site	2 Acres (0.81 Hectares)
Total	11,806 - 38,922 sq ft (1,096.78 - 3,615.85 sq m)

TERMS

The properties are available on flexible leases.

RENT

Rent on application.

RATEABLE VALUE

Business rates will be the responsibility of the tenant. Interested parties are advised to make their own enquiries with the relevant Local Authority regarding the current business rates liability.

EPC

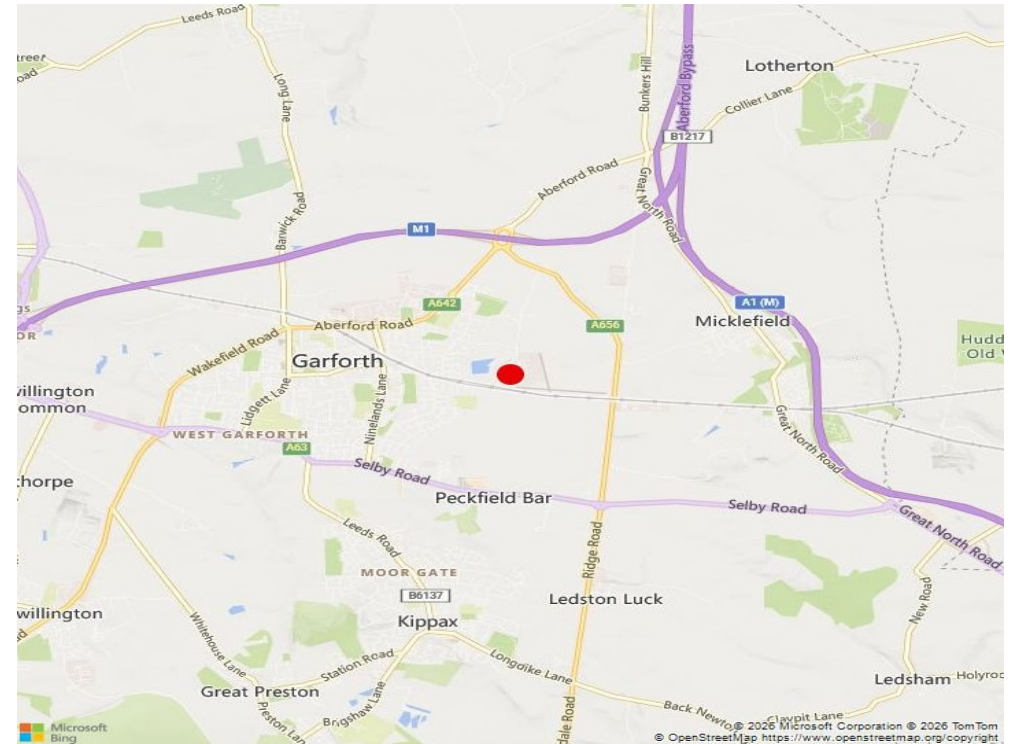
A full copy of the Energy Performance Certificates are available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with agents.



CONTACT

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