



TENURE

The premises are to be offered by way of leases on terms to be agreed.

Details can be obtained from the letting agents.

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A DEVELOPMENT BY

Shepherd Developments

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**GRANGEFIELD INDUSTRIAL ESTATE,
PUDSEY, LEEDS.**

SUPERBLY LOCATED
NEW HIGH QUALITY INDUSTRIAL/WAREHOUSE UNITS.
7,500 sq ft (697 sq m) - 55,000 sq ft (5,110 sq m)

A PRIME LOCATION

Situated on Richardshaw Road at Grangefield Industrial Estate, Pudsey, Crosspoint is strategically located between Leeds and Bradford with each centre being approximately 5 miles away. The Estate fronts Stanningley Bypass (A647) which gives Dual Carriageway access onto the Ring Road (A6110) giving direct access to the M621/M1/M62 Motorways.

The Development benefits from close proximity to the Owlcoates Shopping Centre (Marks & Spencer and Asda) and New Pudsey Railway Station. Leeds/Bradford Airport is situated 5 miles to the North of the Estate.

The combined population of Leeds and Bradford is around 1 million people giving a substantial catchment.



Aerial Photograph
Looking towards Leeds

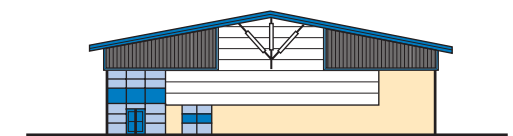


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UNIT A	10,000 sq ft	(929 sq m)
UNIT B	7,500 sq ft	(697 sq m)
UNIT C	7,500 sq ft	(697 sq m)
UNIT D	55,000 sq ft	(5,110 sq m)

Each unit has approximately 10% office content



A 5.4 acre self contained proposed development, offering new single storey industrial/warehousing units built to a very high standard incorporating the following features:-

- QUALITY DESIGN
- 6.5/7.5 EAVES HEIGHT
- FULLY SECURE SITE
- LARGE ROLLER SHUTTER DOORS
- GENEROUS SERVICE YARDS
- AMPLE CAR PARKING
- FULLY FITTED OFFICES