

# BUTTERBOWL WORKS

RING ROAD, WORTLEY, LEEDS LS12 5AJ

## TO LET

(Due to Relocation)

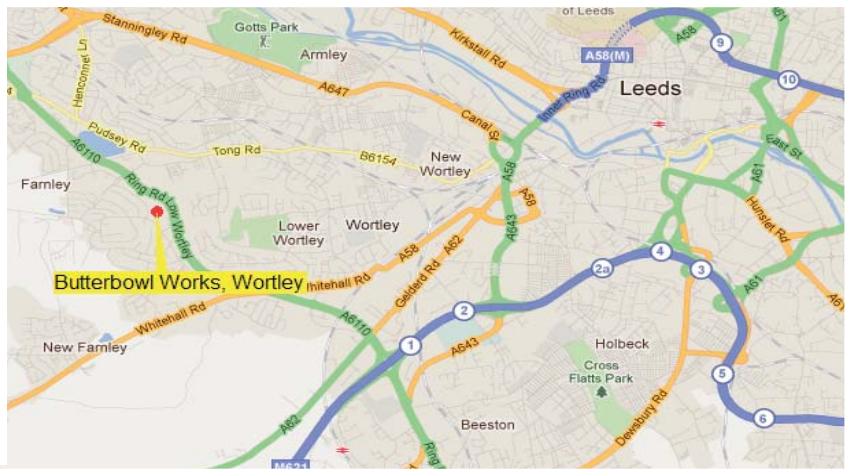


500 - 23,189 SQ. FT.

EXTENSIVE YARD SPACE WITH EXCELLENT  
PROMINENCE ON TO LEEDS RING ROAD

## LOCATION

The property benefits from a highly prominent position fronting A6110 Ring Road in Lower Wortley. The property enjoys easy access to the M621 motorway at Junction 1, which is within 1.5 miles. Leeds City Centre is also some 2.6 miles to the west accessible via Whitehall Road (A58).



## DESCRIPTION

The property comprises a unique mix of trade counter, workshop, storage and office accommodation within a large secure site of some 2.56 acres. The buildings and external storage compounds are suitable for a variety of uses and benefit from CCTV monitoring.

## ACCOMMODATION

The following gross internal areas represent the existing floor layout, however the accommodation can easily be reconfigured to suit any requirement.

ACCOMMODATION	Sq. M	Sq. Ft
GF Trade Counter	459.14	4,942.20
FF Offices	592.78	6,380.65
Warehouse 1	454.92	4,896.72
Warehouse 2	445.25	4,792.63
Warehouse 3	202.22	2,176.63
<b>TOTAL</b>	<b>2,154.37</b>	<b>23,189.42</b>
Storage Compunds	0.25 - 0.75 acre	

## TERMS

The properties are available to let on a new FRI lease or a terms of years to be agreed.

## VIEWING

Please contact the sole letting agents  
Gent Visick

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