



# For Sale

Land off Aberford Road, Garforth, Leeds

## Property Features

- The land extends to circa 1.35 acres
- Site located in an established industrial area.
- Fantastic road frontage and exposure.
- Previous outline planning for B1/B2/B8 use.
- Scheme drawn up for 6 industrial/hybrid units.
- Perfect for owner-occupier or a developer.

## Location

The premises are located adjacent to Aberford Road, close to the centre of Garforth in an area that is well-established with industrial units. Located close-by is the highly sought after Helios 47 industrial estate.

Garforth is located within the district of Leeds, which is the fourth most important economic centre in England and lies approximately midway between Edinburgh and London. It is the major regional commercial and industrial centre for West Yorkshire.

## Price

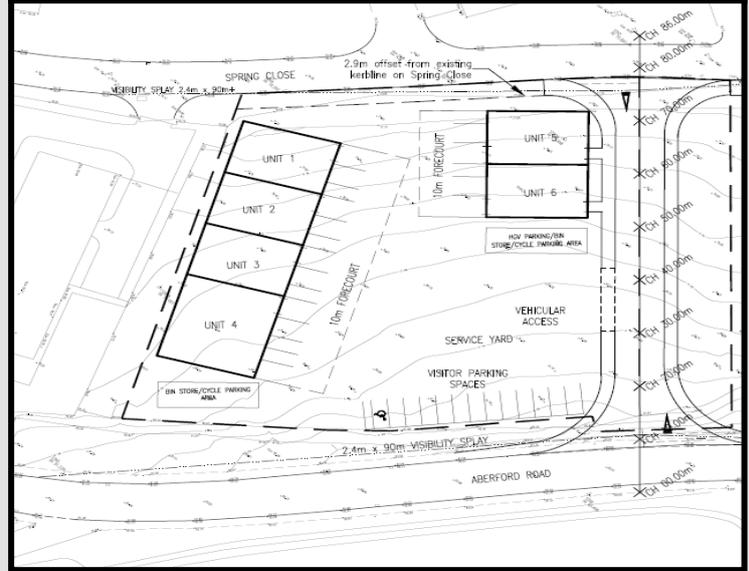
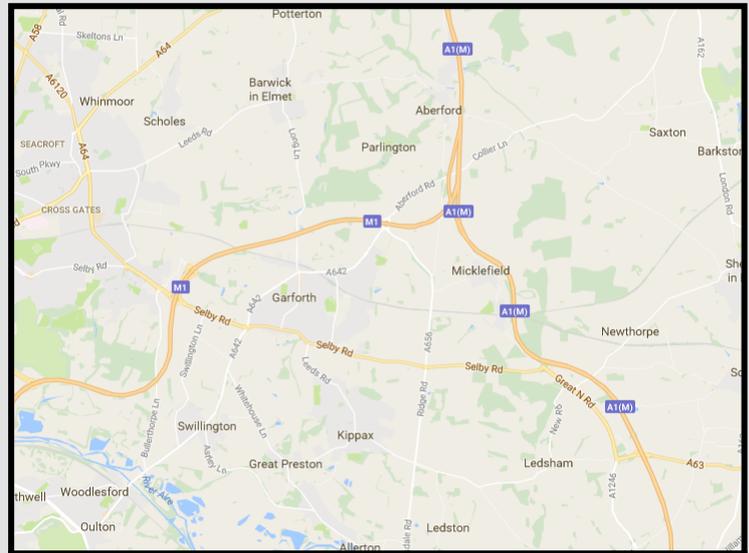
The client has instructed us to seek offers in the region of £500,000.

## VAT

All prices are quoted exclusive of VAT if applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



## For More Information:

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