



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Precious Holdings (Wakefield) Ltd

## PRELIMINARY ANNOUNCEMENT

### TO LET

## PART LOFTY RECENTLY REFURBISHED INDUSTRIAL/WAREHOUSE PREMISES

FELNEX CRESCENT, CROSS GREEN INDUSTRIAL ESTATE,  
LEEDS, WEST YORKSHIRE, LS9 0SN

3,243m<sup>2</sup> (34,912 sq. ft)



- Part lofty part recently rebuilt/refurbished good quality open plan industrial/warehouse space
- Strategically located on the popular Cross Green Industrial Estate just off A63 East Leeds link road
- Benefitting from surfaced yard with eaves (in lofty section) up to 10m on self contained site - **Re-available from August 2024**

For further information please contact Alec Micahel  
([alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk))

Our Ref: 2428/A/M

January 2024

Subject to Contract

# 0113 2348999