

TO LET
MODERN LIGHT INDUSTRIAL UNIT WITH
SECURE YARD
1,500 sq ft



- Good quality modern unit
- Situated between Leeds /Bradford Centres
- Secure yard
- Prominent main road frontage

UNIT 4
WEST LEEDS INDUSTRIAL PARK
STANNINGLEY ROAD
LEEDS
LS13 4EN

Unit 4, West Leeds Industrial Park, Stanningley Road, Leeds LS13 4EN

LOCATION

The property is situated fronting the main Stanningley Road, approximately 3 miles west and 6 miles east of Leeds and Bradford City Centres respectively. Leeds Outer Ring Road is approximately 1½ miles away and provides quick and easy access to the local motorway network (M621/M62/M1).

DESCRIPTION

The property comprises part of a modern terrace of single-storey industrial units of steel portal frame construction, with external cladding of brickwork and profile metal sheet. The premises are presently divided internally and provides ground and first floor accommodation incorporating loading, reception, workshop, showroom and staff facilities to the ground floor, with office and eaves storage to the first floor.

Outside, the unit has the benefit of one designated car parking space, plus a concrete apron loading area. In addition to this, West Leeds Industrial Park has extensive additional visitor car parking facilities for the shared use of tenants and visitors alike.

ACCOMMODATION

The premises have the following approximate gross internal floor areas:-

Workshop and Offices	139.63m ²	(1,503ft ²)
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SERVICES

Mains services of electricity to both single and 3-phase, water drainage and gas are connected.

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RATING

The accommodation is currently assessed for rating purposes as follows:-

<u>Description</u>	<u>Rateable Value</u>
"Warehouse and Premises"	£11,250

Due to transitional relief provisions the rates payable with regard to this property may have no relation to the rateable value. Interested parties are advised to check with the Local Authority as to the current rate liability.

LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed, with regular rent reviews and at a commencing rental of **£13,000** per annum exclusive of rates, VAT and all other outgoings.

VIEWING / FURTHER INFORMATION

Via the letting agents – Contact Hazel Cooper / Josh Holmes – Tel. No. 0113 245 1447
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