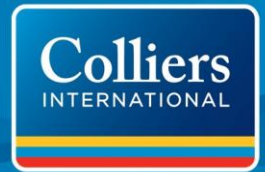


TO LET

Prominent Trade/ Industrial Units



Units 3-4 Roseville Business Park, Leeds, LS8 5DR

- High quality industrial/ trade units
- Secure site
- Ground level roller shutter door access
- Eaves height of 5.8m
- Shared yard area with allocated parking

3,905 – 17,258 sq ft (362.78 – 1,603.30 Sq M)

CONTACT US

Strictly by prior appointment
with Colliers International, through:

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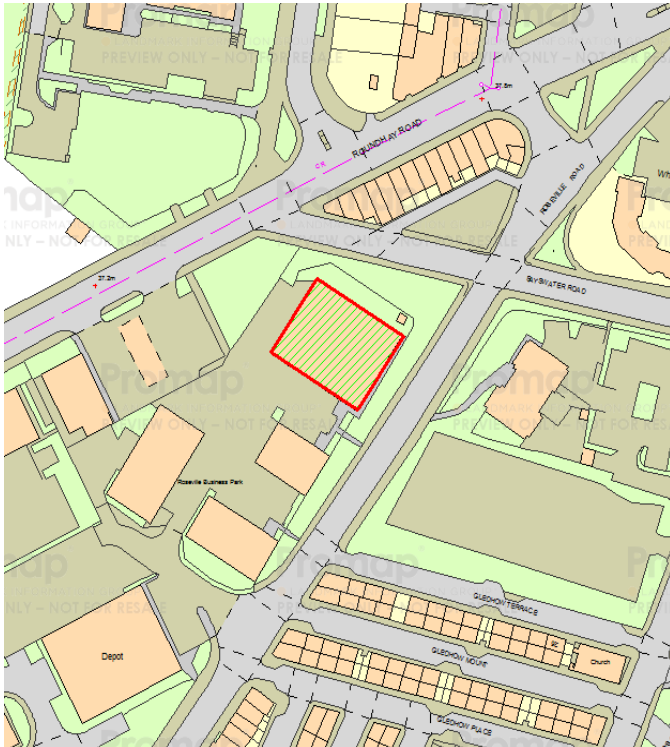
Colliers International
1 Broad Gate
The Headrow
Leeds
LS1 8EQ
+44 113 200 1800

www.colliers.com/uk

Units 3-4 Roseville Business Park, Roseville Road, Leeds, LS8 5DR

LOCATION

Roseville Business Park is located in a well-established industrial location off Roseville Road just one-mile north of Leeds city centre. Roundhay Road is less than 100 metres away, which provides direct access to the Leeds inner city ring road (A58) and onto the A64. The A64 links with the A1(M). The M621 is just 3.5 miles away providing wider access to the motorway network.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide with the following Gross Internal Areas:

		Sq M	Sq Ft
Unit 3	Warehouse	362.78	3,905
Unit 4	Warehouse	1,240.5	13,353

DESCRIPTION

Roseville Business Park comprises 4 detached modern industrial /trade units. Each unit incorporates ancillary office space and WC.

The units are of steel frame construction with brick/blockwork walls, concrete floors and steel profile sheet roofing incorporating 10% translucent roof panels. Each unit is accessed via ground level roller shutter doors and the site is bound by security fencing.

Externally there is allocated parking and circulation space for larger goods vehicles.

RENT

POA

RATES

The VOA purports the following Rateable Values:

Unit 3/4 - £74,000

We advise interested parties to contact the Local Rating Office to determine rates payable.

TERMS

The units are available by way of a new full repairing and insuring lease for terms to be agreed. Further details are available upon application.

VAT & LEGAL COSTS

VAT will be charged where applicable. Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Unit 3/4 – TBC

SUBJECT TO CONTRACT – MARCH 2018

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (Jan 2017)

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