



TO LET

REFURBISHED INDUSTRIAL UNIT WITH SECURE YARD

12,453 - 22,500 Sq Ft (1,156.88 - 2,090.25 Sq M)

- ◆ Ground and first floor office accommodation is provided and finished to a high standard
- ◆ There are integral W.C. and kitchen facilities
- ◆ Two loading doors
- ◆ Secure yard & dedicated parking
- ◆ High profile location overlooking M621



Unit 8, New Craven Gate
Leeds, LS11 5NF

LOCATION

The premises are located on New Cravengate which is approximately 1 mile to the south of Leeds City Centre and immediately adjacent to the A653 Dewsbury Road and Junction 3 of the M621 motorway. The property overlooks the M621 and is prominent to traffic both entering and leaving Leeds City Centre.

DESCRIPTION

The property comprises a refurbished industrial unit with a new steel truss roof providing a clear span. The elevations are constructed of brick and provide a degree of character to the accommodation whilst a new concrete floor has been laid. The unit benefits from:

- ◆ Ground and first floor office accommodation is provided and finished to a high standard
- ◆ There are integral W.C. and kitchen facilities
- ◆ Two loading doors
- ◆ Secure yard & dedicated parking
- ◆ High profile location overlooking M621

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Gross Internal Areas:

Warehouse area - 11,658 sq ft

Ground floor office - 290 sq ft

First floor office - 505 sq ft

Total - 12,453 sq ft (1,156.92 sq m)

For viewing arrangements or to obtain further information please contact:

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RATES

Warehouse and Premises:

Rateable Value:	£38,750
Rates Payable (2019/2020):	£18,638.75

TERMS

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.

EPC

The property has been assessed as having an energy performance asset rating of 89 (Band D).

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

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