

# TO LET.



**New Industrial / Warehouse unit with secure yard.**

*The Gatehouse, Varley Street, Staningley LS28 6AN.*

*1,470 sq. ft. (136.65 sq. m.) plus optional mezzanine.*



# Description.

The property comprises a brand new industrial / warehouse unit with a maximum eaves height of 5.75m, approximately 15% roof lights and a generous self-contained yard.

Internally, the unit benefits from LED lighting, WC & kitchenette facilities and an electrically operated, insulated roller shutter door. The unit has been designed to accommodate a mezzanine of circa 850 sq. ft.

# Location.

The property is located on Varley Street in Stanningley, to the rear of Owlcotes Shopping Centre and adjacent to Owlcotes Business Park.

Varley Street links with Richardshaw Lane and Bradford Road (via Viaduct Street), which in turn provide access to the A647 Stanningley By-pass and the wider regional motorway network.

Pudsey town centre and New Pudsey railway station are both within 15 minutes walk of the property. Leeds city centre is located approx. 6 miles to the east and Bradford city centre is approx. 5 miles to the west.



# Accommodation.



Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Ground Floor Warehouse	136.65	1,470
Mezzanine (optional)	77.10 approx.	850 approx.
<b>TOTAL GIA</b>	<b>213.75</b>	<b>2,320</b>

# Rateable Value.

The unit will be assessed for Business Rates following Practical Completion.

# Terms.

The property is available by way of new repairing and insuring lease for a number of years to be agreed.

# EPC.

The property has been assessed for an Energy Performance Certificate and has a rating of C-60. A full EPC and Recommendation Report

# Services.

The property is connected to mains 3-phase electricity, water and drainage.

# Contact.



For further information, or to arrange a viewing, please contact Knight Frank or our joint agents at Carter Towler.

## TOM GOODE

+44 113 288 5264  
+44 7583 120 180  
tom.goode@knightfrank.com

## IAIN MCPHAIL

+44 113 297 1843  
+44 7962 360 297  
ian.mcphail@knightfrank.com

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