



TO LET

MODERN LIGHT INDUSTRIAL WAREHOUSE UNIT

1,900 Sq Ft (176.51 Sq M)

- ◆ Established commercial location
- ◆ Easy access to Junction 45 of the M1 and the City Centre
- ◆ Shared secure yard and parking area



Unit 6, Felnax Close
Leeds, LS9 0SR

LOCATION

The unit is situated fronting Felnex Close, a cul de sac off Felnex Road, within the well established and popular Cross Green Industrial Estate, approximately 1 mile southeast of Leeds City Centre. The unit is situated only a short distance of Pontefract Lane (accessed via Newmarket Lane). Pontefract Lane now forms part of the new East Leeds Link Road providing direct access to Junction 45 of the M1 Motorway.

DESCRIPTION

The property comprises an end terrace single-storey concrete steel framed light industrial warehouse unit. The walls are clad in cavity brick and blockwork with insulated metal sheeting. The unit benefits from:

- ◆ Roller shutter with separate personnel entrance
- ◆ Office and WC facilities

ACCOMMODATION

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

| | |
|--------------------------------|-------------|
| Ground Fl Warehouse and Office | 1,900 Sq Ft |
| Total (GIA) | 1,900 Sq Ft |

For viewing arrangements or to obtain further information please contact:

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RATES

Due to transitional relief provisions with effect from 1 April 2019 this unit will qualify for 100% rate relief (subject to the business only using a single property). Interested parties are advised to check with the Local Authority as to the current rate liability and possible exemptions.

| | |
|----------------------------|---------|
| Rateable Value: | £11,250 |
| Rates Payable (2019/2020): | 0 |

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 Band E (113).

VAT

All figures are quoted exclusive of VAT.

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