



## Unit 6, Haines Park

Grant Avenue, Leeds, LS7 1QQ

### MODERN INDUSTRIAL UNIT

**1,384 sq ft**  
(128.58 sq m)

- Excellent access to Leeds Inner Ring Road (A58), M1 & M621
- Well established trade location
- Large shared secure yard
- Loading via a manual roller shutter door



# Unit 6, Haines Park, Grant Avenue, Leeds, LS7 1QQ

## Summary

<b>Available Size</b>	1,384 sq ft
<b>Rent</b>	£22,150 per annum
<b>Rates Payable</b>	£4.96 per sq ft
<b>Rateable Value</b>	£13,750
<b>Service Charge</b>	£1,757.68 per sq ft Buildings Insurance: £429.04 per annum
<b>VAT</b>	Applicable. All figures are quoted exclusive of VAT.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (81)

## Description

The units are of steel portal frame construction with a pitched profile sheet roof, brick and clad elevations, each unit is accessed via a single ground-level loading door and separate personnel entrance. Externally the properties benefit from a gated and secure shared yard.

## Location

Haines Park is located in a well established trade location off Grant Avenue just one mile north of Leeds City Centre. Roundhay Road is less than 100 meters away, which provides direct access to the Leeds Inner Ring Road (A58) and on to the A64. The A64 links with the A1 (M). The M621 is just 3.5 miles away providing wider access to the motorway network.

## Specification

- \* Convenient City Centre Location
- \* Established Industrial Location
- \* High Bay LED Lighting
- \* 3 Phase
- \* WC & Kitchenette facilities
- \* Secure Yard

## Terms

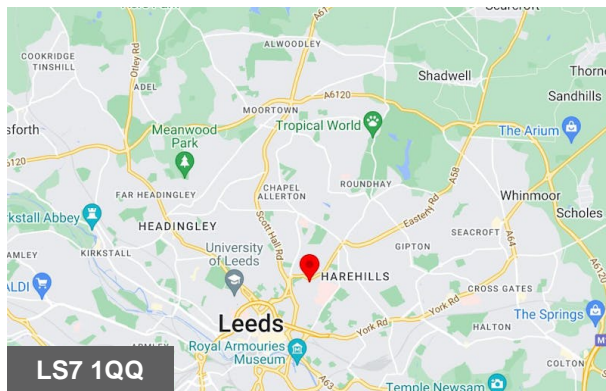
The unit is available on a new full repairing and insuring lease for a number of years to be agreed.

## Viewings

For further information or to arrange viewing please contact Carter Towler.

## Services

The property benefits from all mains services.



## Viewing & Further Information



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