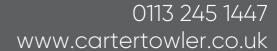




TO LET MODERN INDUSTRIAL / WAREHOUSE

5,541 Sq Ft (514.76 Sq M)

 Comprehensively refurbished ◆ Good sized shared yard area ◆ Electrically operated sectional loading door ◆ High quality 2-storey ancillary office accommodation with energy efficient LED lighting ◆ Eaves height of 6m





LOCATION

The unit is situated on the established Millshaw Park Industrial Estate, which is strategically located approximately half a mile from Junction 1 of the M621 of the motorway and circa 2 miles from Leeds City Centre. The estate itself is accessed directly off Elland Road (A643) which leads to Junction 1 of the M621 motorway via the Leeds outer ring road (A6110).

DESCRIPTION

The property comprises a mid terrace, steel portal framed warehouse/industrial unit which benefits from the following specification:

- Comprehensively refurbished
- Good sized shared yard area
- Electrically operated sectional loading door
- ♦ High quality 2-storey ancillary office accommodation with energy efficient LED lighting
- Eaves height of 6m

ACCOMMODATION

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

Unit 17 - 5,541 sq ft (514.78 sq m)

The unit benefits from a secure yard and parking area.

For viewing arrangements or to obtain further information please contact:

Hazel Cooper

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Josh Holmes

joshholmes@cartertowler.co.uk



RATES

Warehouse and premises:

Rateable Value:	£25,500
Rates Payable (2019/2020):	£12,265.50

TERMS

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

EPC

The EPC will be commissioned upon completion of the refurbishment works.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

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

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter 1 ower on their behalf and for the selects or lessods of this property whose agents they are, give notice that: (i) I he Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute, nor constitute, part of, an offer or contract, (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants 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, (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is 27-Jun-2019.