



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



Unit 17, Millshaw Park
Leeds, LS11 0LW

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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For indicative purposes only

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.

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