



TO LET

NEW INDUSTRIAL UNIT WITH SELF CONTAINED YARD

1,450 Sq Ft (134.7 Sq M)

- ◆ BRAND NEW INDUSTRIAL UNIT ◆ Self contained secure yard with parking ◆
- WC & kitchenette facilities ◆ Full height roller shutter with separate personnel entrance ◆ 3 phase electricity



Owlcotes Business Centre, Varley Street
Pudsey, LS28 6AN

LOCATION

Owlcotes Business Centre is located at the intersection of Varley Street and Viaduct Street to the rear of the Owlcotes Shopping Centre at Pudsey. Richardshaw Lane and Bradford Road, both within 100 yards, link directly into the A647 by-pass ensuring rapid access to Leeds, Bradford and the wider region.

DESCRIPTION

Owlcotes Business Centre comprises a modern estate of 6 light industrial / business units. The estate has been comprehensively maintained over the years and offers units with all the benefits of new premises but at a discounted rental rate. The units are constructed in brick around a steel portal frame with profile sheet cladding. The newly constructed unit will benefit from:

- ◆ BRAND NEW INDUSTRIAL UNIT
- ◆ Self contained secure yard with parking
- ◆ WC & kitchenette facilities
- ◆ Full height roller shutter with separate personnel entrance
- ◆ 3 phase electricity

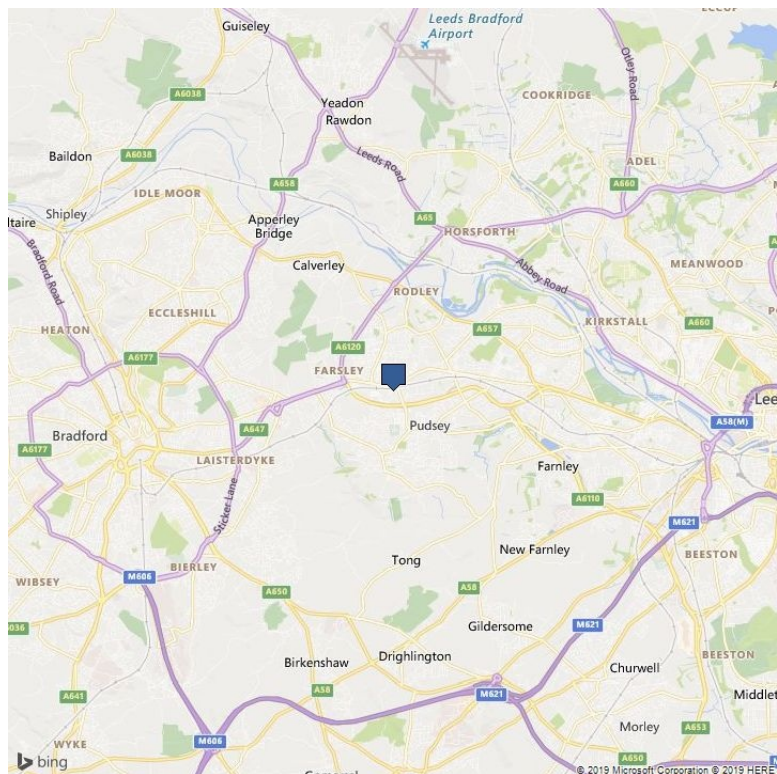
ACCOMMODATION

The new unit will provide a gross internal area of 1,450 sq ft. Plus an external secure self contained yard.

For viewing arrangements or to obtain further information please contact:

Hazel Cooper
hazelcooper@cartertowler.co.uk

Josh Holmes
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RATES

Rateable Value:	0
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. The quoting rent £15,000 per annum exclusive.

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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