



TO LET

MODERN INDUSTRIAL UNIT
3,400 sq ft / 8,440 sq ft



UNIT 2 AND UNIT 5
CARDIGAN TRADING ESTATE
LENNOX ROAD
LEEDS
LS4 2BL

Unit 2 and Unit 5, Cardigan Trading Estate, Lennox Road LS4 2BL

LOCATION

The units are situated within the Cardigan Industrial Estate approximately 1 mile to the west of Leeds City Centre and accessed from Kirkstall Road. Kirkstall Road gives immediate access into Leeds City Centre, the inner Ring Road and the local South Leeds motorway network. From Leeds City Centre proceed down Kirkstall Road under the viaduct, take the second left turn after approximately 300 yards turning into Milford Place and then Cardigan Trading Estate is approximately 100 yards on the right hand side.

DESCRIPTION

Unit 2 comprises a single storey warehouse of steel portal frame with brick and clad elevations under a north light roof.

The unit benefits from the following specification:

- 3 phase electricity
- Shared yard to front
- Gas heater
- Light weight mezzanine
- Office and welfare facilities
- Minimum eaves of 3.6m

Unit 5 comprises a modern, single storey industrial/ warehouse of steel portal frame with brick and clad elevations under a pitched insulated roof incorporating translucent roof lights.

The unit benefits from the following specification:

- 3 phase electricity
- Shared yard to front and rear
- Gas heater to warehouse
- Electric roller shutter door to front
- Office and staff facilities
- Car parking
- Minimum eaves of 4.9m

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ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) the property provides on a gross internal basis:

Unit 2

3,400 sq ft (315.9 sq m) – including office and staff facilities

Unit 5

8,440 sq ft (784.1 sq m) – including ground and first floor offices and staff facilities

RATEABLE VALUE

Description	Rateable Value
Unit 2	£9,500
Unit 5	£28,000

EPC

An Energy Performance Certificate has been commissioned for these units and will be made available in due course.

LEASE TERMS

The units are available on new internal repairing and insuring leases for a number of years to be agreed.

LEGAL COSTS

Each party to bear their own legal costs incurred in completing this transaction. VAT is payable on the rent, service charge and insurance.

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VIEWING & FURTHER INFORMATION

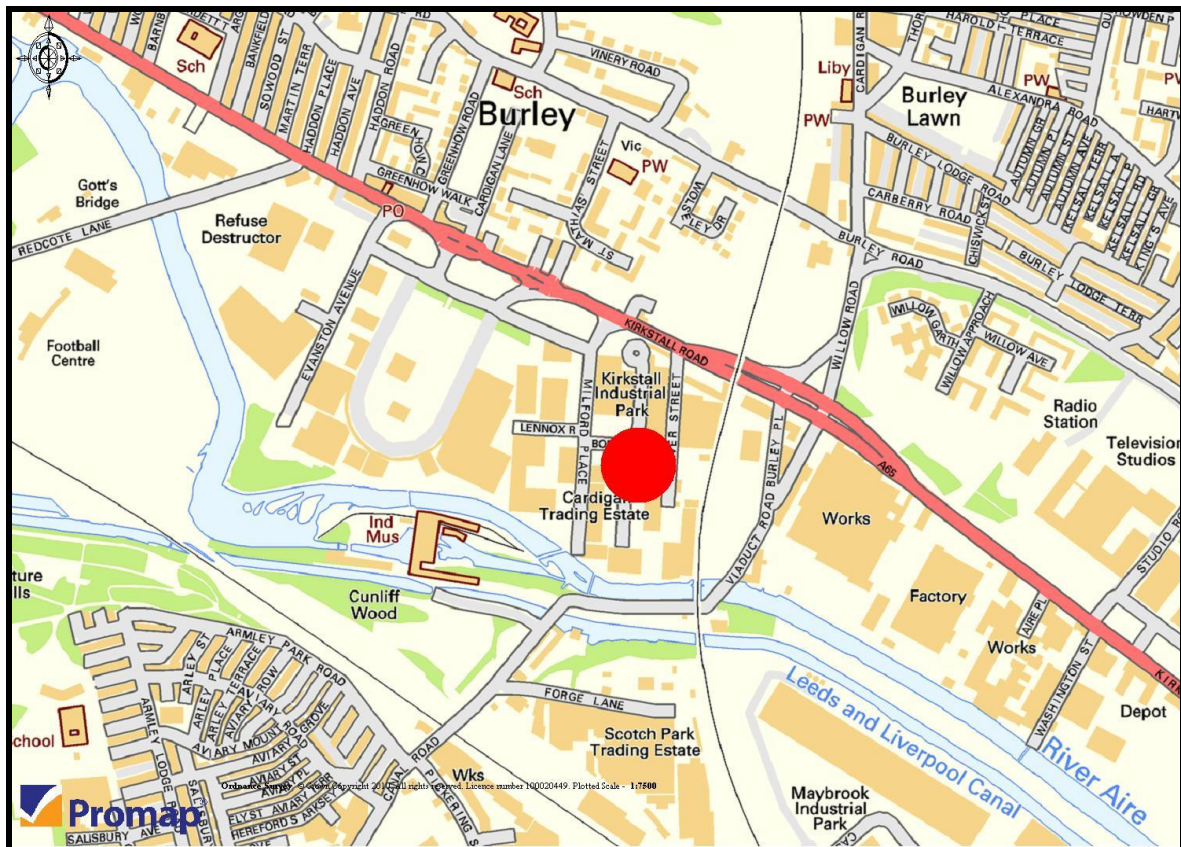
For further information or an opportunity to view please contact the sole letting agents:-

CARTER TOWLER
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