



TO LET

MODERN LIGHT INDUSTRIAL UNIT

1,500 Sq Ft (139.35 Sq M)

- ◆ Prominent location in between Leeds / Bradford
- ◆ Office and WC facilities
- ◆ Full sized roller shutter
- ◆ 3 phase electricity
- ◆ Excellent sized shared yard and parking area

Swinnow Court, 621 Stanningley Road
Leeds, LS13 4ER

LOCATION

The property is situated fronting Stanningley Road, approximately 3 miles west and 6 miles east of Leeds and Bradford City Centre's respectively. Leeds Outer Ring Road is approximately 1.5 miles away and provides quick and easy access to the local motorway network (M621/M62/M1).

DESCRIPTION

The property comprises part of a modern terrace of industrial units of steel portal frame construction with external cladding of brickwork and profile metal sheet. The premises benefits from:

- ◆ Prominent location in between Leeds / Bradford
- ◆ Office and WC facilities
- ◆ Full sized roller shutter
- ◆ 3 phase electricity
- ◆ Excellent sized shared yard and parking area

ACCOMMODATION

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

Warehouse & facilities - 1,500 sq ft

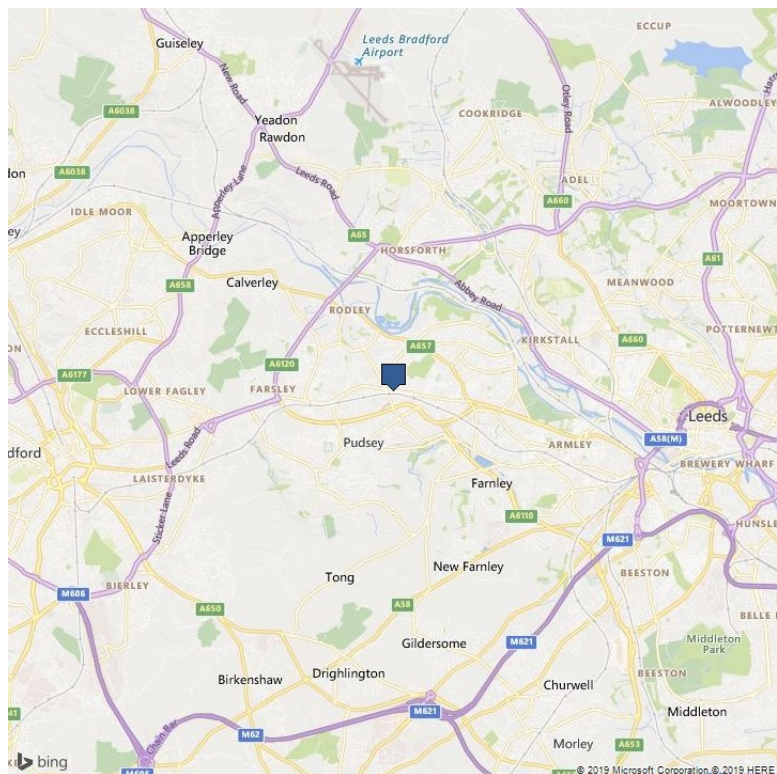
SERVICES

The property benefits from all mains services including 3 phase electricity, gas and water.

For viewing arrangements or to obtain further information please contact:

Hazel Cooper
hazelcooper@cartertowler.co.uk

Josh Holmes
joshholmes@cartertowler.co.uk



RATES

Warehouse and Premises:

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 is £12,300 per annum exclusive.

EPC

The property has been assessed as having an energy performance asset rating of 99 (Band D). A full copy of the EPC is available upon request.

VAT

All figures are quoted exclusive of VAT.

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