

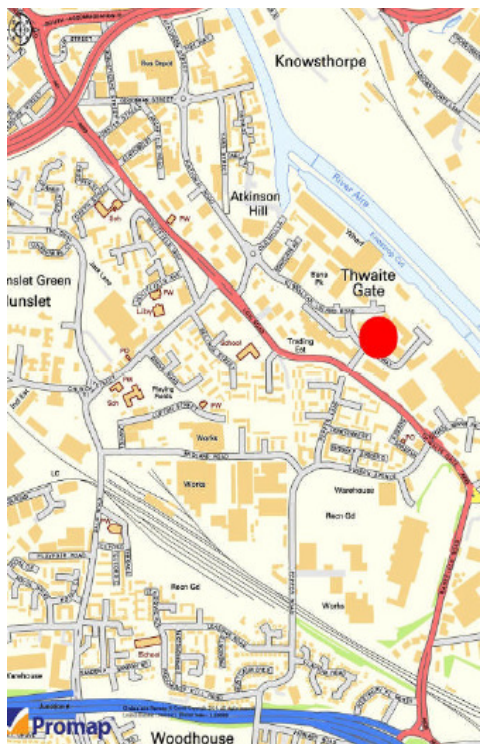
**Unit 7 Hunslet Trading Estate, Severn Road, LS10 1BL
To Let – Detached warehouse with offices and
mezzanine**

20,722 sq ft (1,925.1 sq m) plus 9,856 sq ft mezz.



- Steel portal frame warehouse
- Allocated parking
- Large mezzanine over warehouse
- 2 loading doors
- Large concrete yard
- Integrated office accommodation
- EPC Rating C
- Conveniently located for M1/M621

Unit 7 Hunslet Trading Estate, Severn Road, Leeds, LS10 1BL



Location

Hunslet Trading Estate is located approximately 2.8 miles to the south-east of Leeds city centre. It benefits from good transport links to the M1/M621 motorway network and both the A61 and A64.

Description

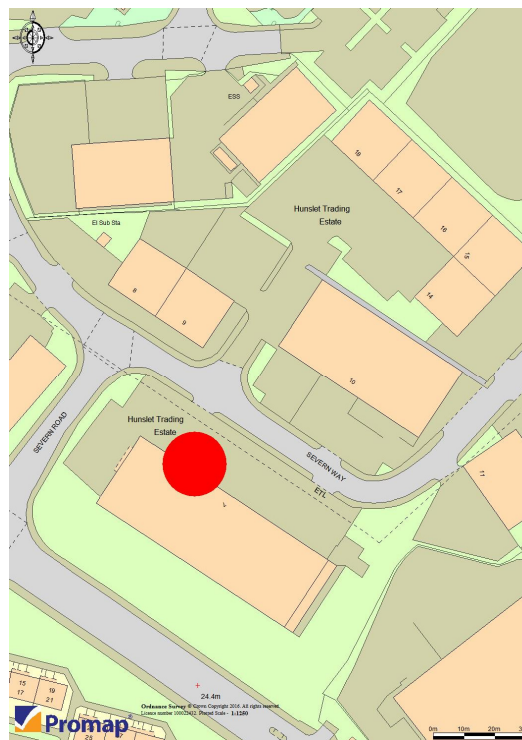
The property comprises a detached warehouse building with good quality 2-storey offices and substantial mezzanine area within the main warehouse.

The unit is of steel frame construction with two large concertina steel loading doors. The property benefits from allocated parking, a tarmac yard to the side and a grassed area to the front.

Accommodation

We have measured the property to have the following gross internal area:

	Sq m	Sq ft
Ground Floor	1781.2	19,173
First Floor Office	143.9	1,459
TOTAL	1,925.1	20,722
Mezzanine	915.7	9,856



Rateable Value

Workshop and Premises	RV £103,000
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Terms

The unit is available to let by way of a new full repairing and insuring lease for a minimum term of 3 years at a quoting rental of £90,000 p.a.

Energy Performance Certificate (EPC)

EPC rating C, further details can be provided on request.

VAT

VAT will be charged where applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Information / Viewing

Strictly by appointment with

Tom Asher or joint agents Adair Paxton.
0113 261 6244
Tom.Asher@eu.jll.com

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