



TO LET

LIGHT INDUSTRIAL / WAREHOUSE

1,170 Sq Ft (108.69 Sq M)

- ◆ Good access to Leeds, Bradford and motorway networks
- ◆ Good sized shared loading area
- ◆ Warehouse with office, WC and kitchen facilities



Unit 7, Intercity Way
Leeds, LS13 4LY

LOCATION

Silver Court Industrial Estate is situated on Intercity Way in Pudsey, approximately 200 yards from Swinnow Lane. Swinnow Lane in turn provides access onto the A647 Stanningley By-Pass, one of the major routes between Leeds and Bradford city centres. The development is located half mile from Pudsey town centre and the Owlcotes Shopping Centre is approximately half a mile to the west, the units are superbly located for all local and regional amenities.

DESCRIPTION

Silver Court is a development comprising good quality industrial units in a range of sizes. The available unit benefits from the following:

- ◆ Roller shutter door
- ◆ 3 phase electricity
- ◆ Lighting to office and warehouse
- ◆ 4.6-5.9m eaves

ACCOMMODATION

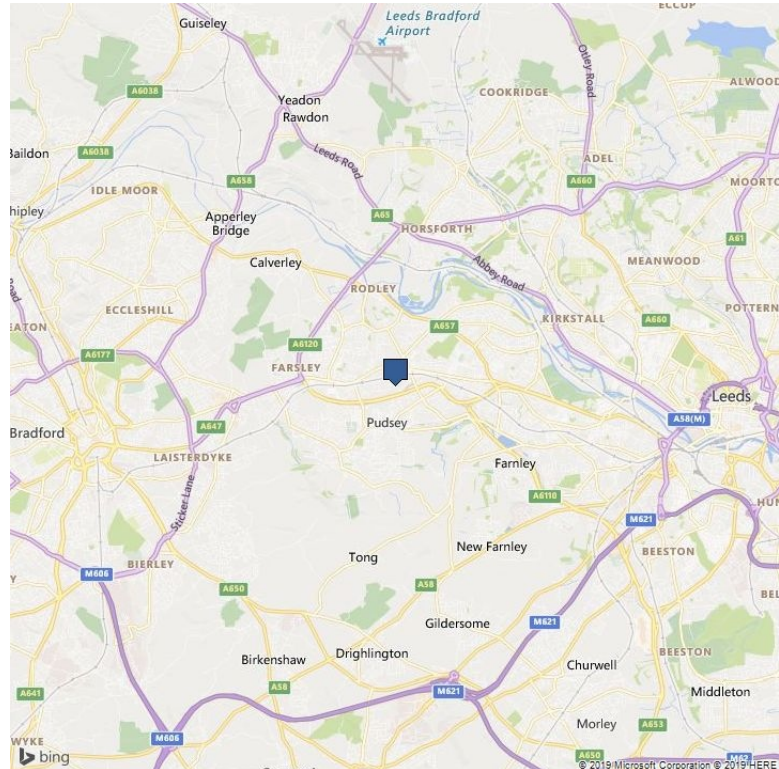
Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Gross Internal Areas:

Warehouse	1,009 Sq Ft
Office & Facilities	161 Sq Ft
Total (GIA)	1,170 Sq Ft

For viewing arrangements or to obtain further information please contact:

Hazel Cooper

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RATES

Due to transitional relief provisions with effect from 1 April 2019 this unit will qualify for 100% rate relief (subject to the business only using a single property). Interested parties are advised to check with the Local Authority as to the current rate liability and possible exemptions

Rateable Value:	£6,900
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 £9,400 per annum exclusive.

EPC

The property has been assessed as having an energy performance asset rating of Band D (96).

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