



TO LET

Prominent Industrial/Warehouse Unit

24,073 Sq Ft (2,236.38 Sq M)

- ◆ 4 Ground level loading doors
- ◆ Secure yard and parking area
- ◆ 7.1m eaves
- ◆ Only £3.50 sq ft



Unit 1 Crescent Trading Estate, Dewsbury Road
Leeds, LS11 5LQ

LOCATION

Crescent Trading Estate is prominently situated within south Leeds with substantial frontage to the A653 Dewsbury Road. The A653 Dewsbury Road provides access direct into Leeds city centre along with excellent links to the M621 (Junction 5) and M61 and M62 corridor.

DESCRIPTION

Crescent Trading Estate comprises a terrace of industrial/warehouse units of steel portal frame construction. Unit 1 benefits from:

- ◆ 4 Ground level loading doors
- ◆ Secure yard and parking area
- ◆ 7.1m eaves
- ◆ Only £3.50 sq ft

ACCOMMODATION

Unit 1 - 24,073 sq ft

SERVICES

The property benefits from all mains services. Occupiers are advised to make their own enquiries with regards to the supply capacities.

For viewing arrangements or to obtain further information please contact:

Josh Holmes

joshholmes@cartertowler.co.uk

Hazel Cooper

hazelcooper@cartertowler.co.uk



RATES

Warehouse and Premises:

Rateable Value:	£80,500
Rates Payable (2019/2020):	£39,364.50

TERMS

Unit 1 £84,000 per annum exclusive
The rent is payable quarterly in advance by direct debit.

EPC

The units have the following Energy Performance Asset rating:-
Unit 1 63 (Band C)

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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