

TO LET

INDUSTRIAL/ WAREHOUSE UNIT

6,004 sq ft
(557.82 sq m)

NOW FULLY REFURBISHED

WITH SELF-CONTAINED YARD AREA



30

Airedale
Industrial
Estate
LEEDS



TOWNGATE PLC

SAT NAV: LS10 1NT



FRINGE OF CITY LOCATION WITH
SUPERB ACCESS TO BOTH THE
M621 AND M1 MOTORWAYS



EAVES
HEIGHT OF
7 METRES



CCTV
MONITORED
ESTATE



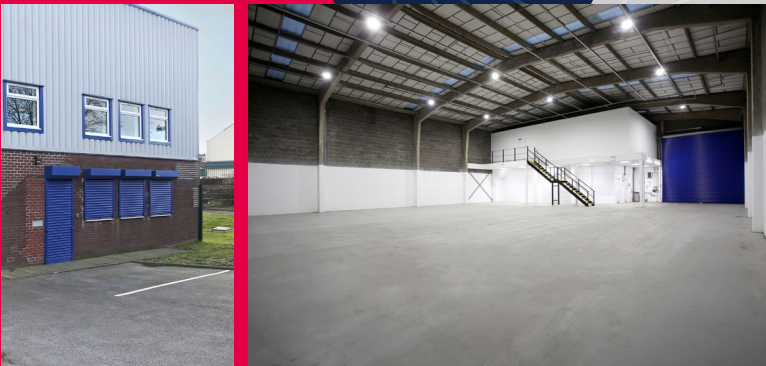
SECURE
YARD
AREA

TO LET

INDUSTRIAL/ WAREHOUSE UNIT

WITH SELF-CONTAINED YARD AREA

6,004 sq ft (557.82 sq m)



DESCRIPTION

The property comprises a modern end terraced warehouse/industrial unit with the following specification:

EAVES HEIGHT OF 7 METRES

SECURE YARD AREA

**HIGH QUALITY ANCILLARY OFFICE
ACCOMMODATION**

**FACILITIES INCLUDE MALE & FEMALE WC'S
AND KITCHENETTE**

ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE	4,638	430.88
GROUND FLOOR OFFICES	683	63.47
FIRST FLOOR OFFICES	683	63.47
TOTAL	6,004	557.82

The unit has been measured in accordance with the Royal Institute of Chartered Surveyors Code of Measuring Practice (6th edition).

ENERGY PERFORMANCE CERTIFICATE

This unit has an EPC rating of C64.

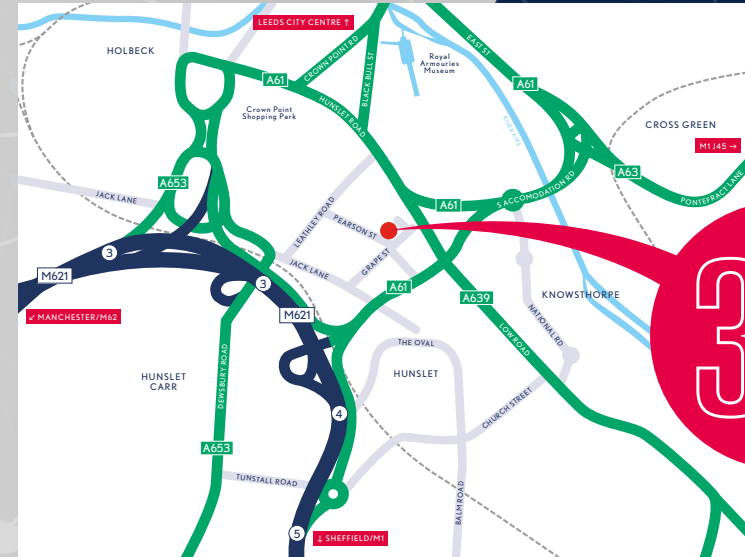
TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed. Further details and rent are available upon application.

LOCATION

The property is situated on the established Airedale Industrial Estate, which benefits from being strategically located approximately 1.5 miles from Leeds City Centre, just off Hunslet Road (A61) and the Hunslet Distributor. The property also benefits from being located within 1.5 miles from junctions 3 and 4 of the M621 Motorway.

The property itself is accessed directly off Kitson Road.



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IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013

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