

TO LET

Unit 1 Beza Court
Beza Road
Leeds
West Yorkshire
LS10 2BR



Self Contained Industrial Unit 2,293 Sq Ft (213.02 Sq M)

- Superb access to both the M1 Motorway and Leeds City Centre
- Loading via a single electric shutter door
- Single story extension to the warehouse with additional personnel access
- Ancillary welfare provisions



Location

The property is situated in an established and popular industrial location and is strategically positioned approximately 1/2 mile from both Junctions 5 and 6 of the M621 Motorway less than 2 miles from Leeds City Centre.

The building itself is accessed off Beza Road, which leads directly to Junction 5 of the M621 Motorway via Tulip Street.

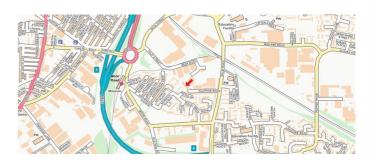
Description

The property benefits from the following specifications:

- Superb access to both the M1 Motorway and Leeds City Centre
- Loading via a single electric roller shutter door
- Single story extension to the warehouse with additional personnel access
- Ancillary welfare provisions

Accommodation

| Accommodation | Sq. m | Sq. ft |
|---------------|--------|--------|
| Warehouse | 213.06 | 2,293 |
| Total | 213.06 | 2.293 |



EPC

This property has an EPC rating of B 49

Legal Costs

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

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

Viewings

For further information or to arrange a viewing please contact;

GV&Co Limited Paul Mack 0113 285 5981 paul@gvproperty.co.uk

Will Woodhall 0113 200 3987 will@gvproperty.co.uk

Adair Paxton Alfie Stevens-Neale 0113 239 5778



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