

TO LET

**HYBRID INDUSTRIAL / WAREHOUSE UNIT &
OFFICES**



**G3 WYTHOR DRIVE, OFF WYTHOR
LANE, LEEDS, LS5 3BT**

- 4,439 sq ft (412.42 sq m)
- Hybrid unit with ground floor works & 1st Floor offices
- Onsite parking / yard area to front & rear





LOCATION

The property is well located just off Wyther Drive a short distance from the main A65, Kirkstall Road. Leeds City Centre is 2 ½ miles distant.

DESCRIPTION

The property comprises warehouse / workshop accommodation at ground floor level and attractive office accommodation at first floor level. Loading is via a ground level loading door. Externally the unit has yards to the front & rear offering ample car parking / loading.

TERMS

The premises are available by way of a new lease. Rental upon application.

RATEABLE VALUE

The rateable value forms part of a larger assessment and will require splitting by the Valuation Office Agency.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Ground Floor Warehouse:	220.57	2,374
First Floor Office:	191.85	2,065
TOTAL:	412.42	4,439

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

Holder & Co. on 0113 323 4504

Philip Caspell: philip@holderandco.com

Owen Holder: owen@holderandco.com