

**TO LET**  
**INDUSTRIAL UNIT WITH TWO-STOREY**  
**OFFICES & SELF CONTAINED YARD**



**Unit 11, Hales Road, Leeds, LS12 4PL**

- 4,710 sq ft (437.52 sq m)**
- Self-contained secure rear yard**
- Attractive two-storey offices**





## LOCATION

The property enjoys frontage onto Hales Road. Leeds City Centre is in close proximity and J.1 of the M621 is only a 5 minute drive away.

## DESCRIPTION

The unit comprises a single storey, detached industrial unit with attractive two-storey office accommodation to the front elevation. There is a secure yard to the rear elevation.

## TERMS

The premises are available by way of a new lease at a rental of £33,000 pa.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction

## RATEABLE VALUE

Ground Floor Warehouse - £17,000  
Ground & 1<sup>st</sup> Floor Offices - £16,000

## ACCOMMODATION

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

| Description          | Sq m          | Sq ft        |
|----------------------|---------------|--------------|
| Warehouse            | 285.40        | 3,072        |
| Ground Floor Offices | 76.06         | 819          |
| First Floor Offices  | 76.06         | 819          |
| <b>TOTAL</b>         | <b>437.52</b> | <b>4,710</b> |

## CONTACT

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## SUBJECT TO CONTRACT