

**TO LET**  
**LIGHT INDUSTRIAL / TRADE COUNTER UNIT**  
**WITH OFFICES**



**Unit 1B Woodside Trading Estate**

**LOW LANE, HORSFORTH, LEEDS, LS18 5NY**

- **2,399 sq ft (222.91 sq m)**
- **Industrial unit with offices and parking**
- **Sought after location**





## LOCATION

The property is situated just off Low Lane, in Horsforth, approximately 6 miles West of Leeds City Centre. The area is well populated with local amenities and immediate access to the Ring Road.

## DESCRIPTION

The property comprises a terraced industrial / warehouse unit with car parking to the front elevation. Access is via a concertina loading door. Internal eaves of 5.3m and works WC's are provided. Offices are at ground and first floor.

## TERMS

The premises are available on a new Full Repairing Lease at a rental of £16,800 per annum exclusive.

## ACCOMMODATION

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

Description	Sq m	Sq ft
Warehouse	182.13	1,960
GF & FF Office	40.78	439
<b>TOTAL</b>	<b>222.91</b>	<b>2,399</b>

## LEGAL COSTS

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

## RATEABLE VALUE

The rateable value from 1st April 2023 is £13,500 and the current rate payable is based on 51.2p in the pound. Interested should make their own enquiries of the Billing Authority.

## CONTACT

Viewing strictly by appointment via joint agents:

Holder & Co. on 0113 323 4504

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Subject to Contract