

TO LET

**REFURBISHED LIGHT INDUSTRIAL / TRADE
COUNTER UNIT WITH OFFICES**



HOLDER & CO
Property Consultants



Unit 1E Woodside Trading Estate

LOW LANE, HORSFORTH, LEEDS, LS18 5NY

- 2,913 sq ft (270.63 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 £20,400 per annum exclusive.

ACCOMMODATION

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

Description	Sq m	Sq ft
Warehouse	124.31	1,338
GF & FF Office	146.32	1,575
TOTAL	270.63	2,913

LEGAL COSTS

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

RATEABLE VALUE

The rateable value from 1st April 2023 is £18,000 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