

TO LET

WAREHOUSE / INDUSTRIAL UNIT WITH OFFICES



UNIT 3B WOODSIDE

LOW LANE, HORSFORTH, LEEDS, LS18 5NY

- 13,384 sq ft (1,243.41sq m)
- Additional Mezz of 1,478 sq ft
- Direct Access onto Leeds Outer Ring Road
- 6.8m eaves height





UNIT 3B WOODSIDE, LOW LANE, HORSFORTH, LEEDS



ACCOMMODATION

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

Description	Sq m	Sq ft
Warehouse	1016.34	10,940
First Floor office	227.07	2,444
(Mezz Storage)	(137.33)	(1,478)
TOTAL (exc Mezz)	1,243.41	13,384

LOCATION

The property is situated fronting 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 semi-detached warehouse unit with loading provision and parking. Access to the warehouse is via two concertina loading doors. 6.8m eaves, mezzanine storage and first floor open plan offices.

TERMS

The premises are available on a new Full Repairing Lease at a rental of £67,500 per annum exclusive.

LEGAL COSTS

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

RATEABLE VALUE

The rateable value from 1st April 2023 is £63,500 and the current rate payable is based on 51.2p in the pound. Interested should make their own enquiries of the Billing Authority.

SAT NAV REFERENCE

LS18 5NY

CONTACT

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Subject to Contract