

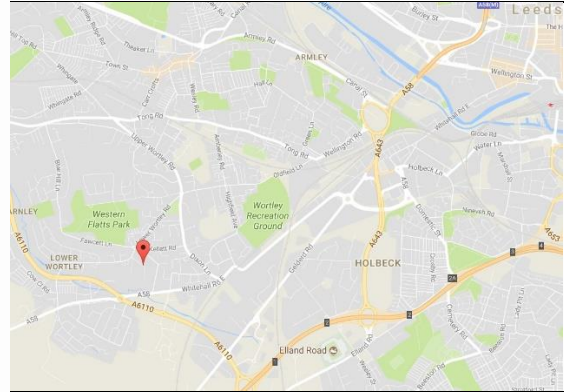
TO LET
**INDUSTRIAL UNIT WITH ATTRACTIVE TWO-
STOREY OFFICES**



Unit 5, Hales Road, Leeds, LS12 4PL

- 4,226 sq ft (392.60 sq m)**
- Demised front yard / parking**
- 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 yard / parking area to the front elevation.

TERMS

The premises are available by way of a new lease at a rental of £27,500 pa.

LEGAL COSTS

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

RATEABLE VALUE

We are verbally informed that the property benefits from the following assessment – ‘warehouse & premises’ £27,250.

ACCOMMODATION

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

Description	Sq m	Sq ft
Warehouse	256.13	2,757
Ground Floor Offices	69.86	752
First Floor Offices	66.61	717
TOTAL	392.60	4,226

CONTACT

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SUBJECT TO CONTRACT