

To Let

Industrial/Warehouse Unit, 11 Middleton Grove, Leeds, LS11 5TJ



Detached Industrial/Warehouse unit with large, secure, dedicated yard

15,464 Sq Ft (1,436.65 Sq M)

With additional mezzanine of 1,776 Sq Ft (165 Sq M)

Location

The unit is situated in the Holbeck area of Leeds. The area is known for its Industrial history and is home to mix of businesses, warehouses and residential areas. The unit is c. 1 mile south of Leeds City Centre and provides excellent access to both the city and the wider motorway network, with Junctions 5 & 6 of the M621 being less than 1 mile to the east, providing quick and easy access to both the M1 & M62 motorways.

Nearby occupiers include, Harrison Spinks, Amazon, BPA (UK), & DPD.

Description

A warehouse/industrial unit, constructed of a steel portal frame, with profile metal cladding to the elevations, under a flat metal profile roof, with a concrete floor. The roof incorporates c. 10% translucent roof panels. Loading is by way of 3 large concertina doors. Internally the unit provides ancillary offices, canteen, plant & welfare facilities, and a good-sized mezzanine area above. The unit provides a low clear working height of c. 4 metres. The previous use was for a vehicle garage.

Externally, the unit provides a large, secure tarmac surfaced yard area, with some disused out/store buildings, which is c. 0.64 acres.

Accommodation

The unit has the following GIA:

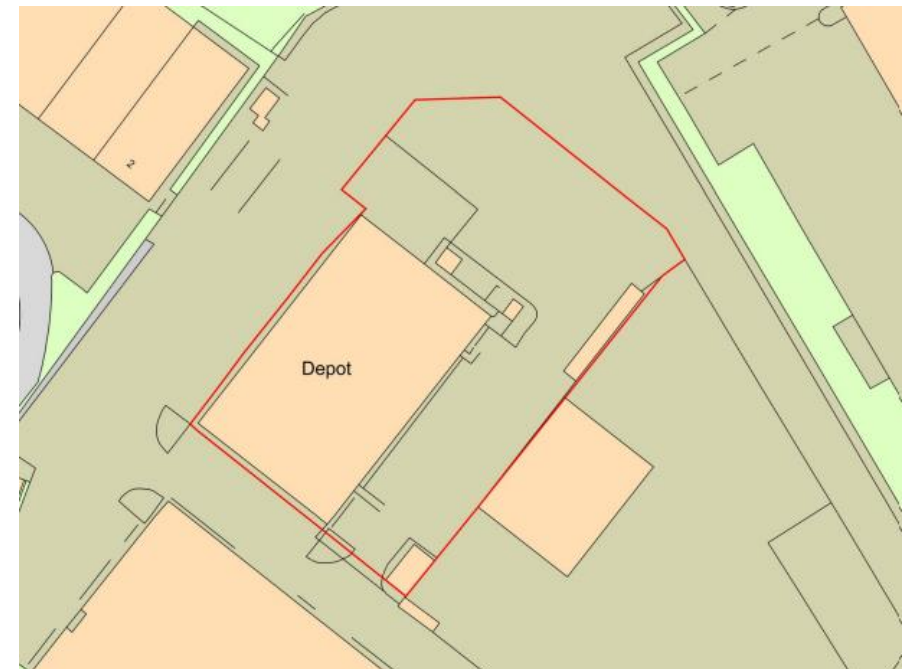
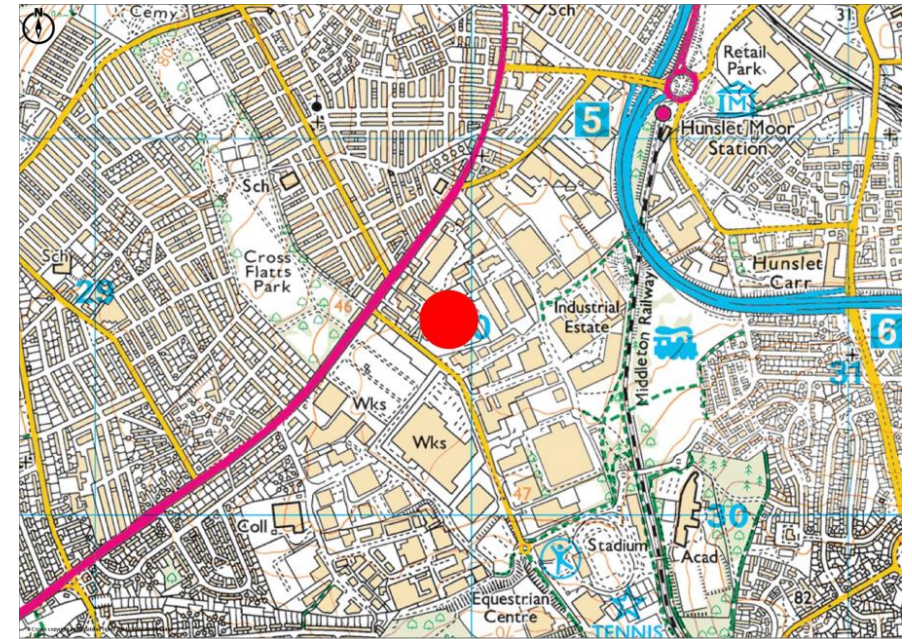
	Sq ft	Sq m
Warehouse	12,601	1,170.67
Office/Welfare	2,863	265.98
TOTAL	15,464	1,436.65
Mezzanine	1,776	165

Tenure

Available Leasehold on a new full repairing and insuring lease. Please enquire for further details.

EPC

The property has a rating of C-53. EPC available upon request.



To find out more:

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