



Unit 9

Taverners Walk Industrial Estate, Sheepscar, Leeds, LS7 1AH

MODERN INDUSTRIAL UNIT

985 sq ft
(91.51 sq m)

- Fringe of city centre location
- Prominent unit
- Ground floor offices including WC's
- Roller shutter door access
- 3.76m min eaves
- Generous parking

Unit 9, Taverners Walk Industrial Estate, Sheepscar, Leeds, LS7 1AH

Summary

Available Size	985 sq ft
Rent	£14,775 per annum
Rates Payable	£4.81 per sq ft
Rateable Value	£9,500
Service Charge	£1,236.04 per annum
VAT	Applicable. All figures are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The estate comprises a terrace of single storey industrial units constructed of a steel portal frame with pitched cement sheet roofs over block/brickwork and profile sheet cladding to the side elevations. Unit 9 however offers a detached unit and benefits from:

- *LED lighting
- *Ground level roller shutter door
- *Separate personnel/office entrance
- *2/3 parking spaces

Location

Taverners Walk Industrial Estate is situated approximately one mile to the north east of Leeds city centre. Access to the major residential areas of Chapel Allerton, Roundhay, Harehills and Chapeltown is via the A61/A58. The M621 is located approximately 2 miles to the south of the estate, which provides easy access to the M62 and M1 motorways.

Accommodation

Name	sq ft	sq m
Unit - Warehouse	850	78.97
Unit - Office & Facilities	135	12.54
Mezzanine	135	12.54
Total	1,120	104.05

Viewings

For viewing arrangements or to obtain further information please contact Carter Towler.

Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



Hazel Cooper

0113 245 1447

hazelcooper@cartertowler.co.uk



Max Vause

0113 245 1447

maxvause@cartertowler.co.uk