



Unit 5

Vantage Point, Howley Park Road East, Leeds, LS27 0SU

Modern Industrial / Warehouse Unit

704 sq ft
(65.40 sq m)

- Modern industrial warehouse unit comprising 704 sq ft
- Secure shared yard
- Superb access to Junctions 27 & 28 of the M62 motorway
- Loading via electric roller shutter loading door

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Summary

Available Size	704 sq ft
Rent	£12,000 per annum
Rateable Value	£6,600 The unit qualifies for 100% rates relief
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

The property comprises of a modern industrial /warehouse unit with the following specification:

- Shared secure yard
- Loading via electric ground level doors
- Eaves height of 4 metres
- WC facilities

Location

Unit 5 is situated on Vantage Point which forms part of the well established and popular Howley Park Industrial Estate. Howley Park Industrial Estate is strategically located approximately 1.5 miles from both Junction 27 and 28 of the M62 Motorway, circa 7 miles south of Leeds City Centre and just over 4 miles from the M1 Motorway.

Vantage Point itself is accessed off Howley Park Road East, which provides direct access onto Bruntcliffe Road Britannia Road (A650).

Viewings

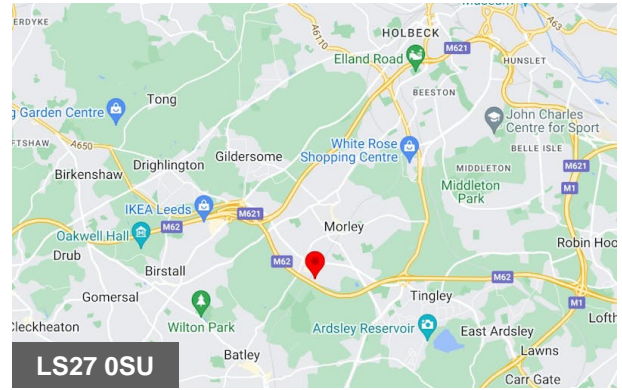
Viewings are strictly by appointment only. Please contact the joint letting agents for further information.

Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed. The quoting rent is £12,000 per annum exclusive.

EPC

The current energy performance rating for Unit 5 is D 86. A full copy Energy Performance Certificate is available upon application.



Viewing & Further Information



Hazel Cooper

0113 245 1447

hazelcooper@cartertowler.co.uk



Max Vause

0113 245 1447

maxvause@cartertowler.co.uk

Matthew Ewin (Savills)

0113 220 1241 | 07811 676 695

matthew.ewin@savills.com