

# TO LET

UNIT 2

ENTERPRISE PARK INDUSTRIAL ESTATE

OLD LANE, BEESTON

LEEDS

LS11 8HA

# Ryden

MODERN TRADE COUNTER /  
WAREHOUSE UNIT

SHARED YARD AND  
PARKING

WELL LOCATED WITHIN  
EASY REACH OF THE M621  
AND WIDER M62 MOTORWAY  
NETWORK

1,367 SQ. FT. (127 SQ. M.)



**MODERN TRADE  
COUNTER/WAREHOUSE  
UNITS WITH SHARED  
YARD.**

**127**

SQAURE METRES

**1,367**

SQUARE FEET

**GET IN TOUCH**

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## UNIT 2 ENTERPRISE PARK INDUSTRIAL ESTATE BEESTON

### MODERN TRADE COUNTER/ WAREHOUSE UNIT WITH SHARED YARD.

#### LOCATION

Enterprise Park Industrial Estate is located approximately a quarter of a mile from the junction of the A653 (Dewsbury Road) and Old Lane, some 3 miles south of Leeds City Centre.

J2 of the M621 is located 1.5 miles to the north and J28 of the M62 is located 2.5 miles to the south.

#### DESCRIPTION

The property comprises an industrial / warehouse unit of steel frame construction, with brick/blockwork cavity walls. The unit has the benefit of a roller shutter door and roller shutters on the windows and pedestrian door for added security. Internally, each has a partitioned office space and separate WC facilities.

The estate is bounded by a steel palisade security fence and has lockable access gates to the estate.

#### RENTAL/ TERMS

The unit is offered To Let on a full repairing and insuring basis for a term to be agreed.

**£15,000 Per Annum**

#### ACCOMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

#### RATEABLE VALUE

|               |               |                     |
|---------------|---------------|---------------------|
| <b>UNIT 2</b> | <b>127 M2</b> | <b>1,367 SQ.FT.</b> |
|---------------|---------------|---------------------|

We are advised that the properties are assessed with rateable values as follows:

Unit 2 — £9,200

Details on the current uniform business rates are available upon request.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and will be available shortly.

#### VAT

Prices and rental are exclusive of VAT if chargeable