

TO LET

UNIT 13

ENTERPRISE PARK INDUSTRIAL ESTATE

OLD LANE, BEESTON

LEEDS

LS11 8HA

MODERN TRADE COUNTER /
WAREHOUSE UNIT

SHARED YARD AND
PARKING

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

2,023 SQ. FT. (187.94 SQ.M.)

Ryden



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

2,023
SQUARE FEET

187.94
SQAURE METRES

GET IN TOUCH

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UNIT 13 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 unit is of steel frame construction, with brick/blockwork cavity walls and plastisol coated metal profile cladding above to eaves. 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.

The unit has been recently refurbished to include internal and external decoration, new LED lighting throughout, electrical / gas remediation and various roof and cladding works - further details available upon request.

RENTAL/ TERMS

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

Unit 13 - £10 Per Sq. Ft. 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:

UNIT 13

187.94 M2

2,023 SQ FT.

RATEABLE VALUE

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

Unit 13— £13,750

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC's have been commissioned for both units and will be available shortly.

VAT

Prices and rental are exclusive of VAT if chargeable