

Property Particulars

TO LET

MODERN HIGH QUALITY WAREHOUSE /
LIGHT INDUSTRIAL / TRADE COUNTER UNIT

- **ESTABLISHED LOCATION, MINUTES FROM J27 M62 / M621.**
- **WELL SPECIFIED.**
- **HIGH QUALITY GROUND & FIRST FLOOR OFFICES / WELFARE.**

8,380 ft² (779 m²) approx.



UNIT 4 EPSOM COURT
BRUNTCLIFFE AVENUE
LEEDS 27 INDUSTRIAL ESTATE
LEEDS LS27 0LL

Misrepresentation Act, please see over

LOCATION

Epsom Court is situated on Bruntcliffe Avenue on the popular & well-established Leeds 27 Industrial Estate, within ½ mile of J27 M62, which is also the intersection with the M621 which provides direct access into Leeds City Centre, which is 5 miles to the northeast.

Epsom Court is ideally located to serve Leeds and West Yorkshire.

DESCRIPTION

High quality modern single storey end of terrace warehouse/light industrial unit incorporating excellent quality ground and first floor offices.

The unit is of steel portal frame construction and the specification includes the following features:-

- Attractive feature brickwork and profiled cladding to the elevations.
- 18 ft (6m) eaves height.
- Heating, lighting, and carpeting to the offices.
- Comfort cooling to the offices.
- High bay LED lighting to the warehouse.
- Extensive secure concrete service yard together with good quality car parking.
- High quality welfare facilities and kitchenette.
- Full size electrically operated insulated sectional panel loading door.

ACCOMMODATION

(Approximate gross internal areas)

Warehouse	6,636 ft ²
GF Offices	872 ft ²
FF Offices	872 ft ²
TOTAL:	8,380 ft²

SERVICES

We understand that all mains services are connected, including 3 phase electricity, mains gas, mains water and mains drainage.

RATES

By reference to the Valuation Office Agency website we understand that the property has a Rateable Value of £64,000. The current rate in the £ is 0.48p indicating rates payable of approximately £30,700 pa (subject to confirmation).

EPC

Green 'C' rating (very good). Copy available for inspection.

TERMS

Available to let on a new lease on terms to be agreed – please contact the joint sole letting agents.

VIEWING & FURTHER INFORMATION

Please contact either of the joint sole letting agents:

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Disclaimer: Partners of Robert Austin & Co. have a financial interest in the landlord company and for professional purposes we declare those interests.

