

TO LET

- Basic warehouse accommodation
- Ground level roller shutter doors
- On-site parking
- Flexible lease terms / possible short term
- Service charge information available upon request
- Eaves height of 6m



Unit 8, Knostrop Depot, Old Mill Lane, Leeds, LS10 1RG

INDUSTRIAL / WAREHOUSE UNIT TO LET

LOCATION

The site forms part of the Hunslet Industrial Estate, an established and popular industrial location on the outskirts of Leeds City Centre.

The estate is strategically located circa 1 mile from Junctions 4, 5 and 7 of the M621 Motorway and just over 1.5 miles from both Leeds City Centre and Junction 44 of the M1 Motorway.

DESCRIPTION

The unit is of steel portal frame construction with an asbestos cement sheet roof benefitting from translucent roof lights, providing basic industrial warehouse accommodation.

Access to the unit is by way of a single ground level loading door whilst access to the estate is provided via a single electric gated entrance point.

ACCOMMODATION

GIA	Sq. Ft	Sq. M
Total	14,940	1,388

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES

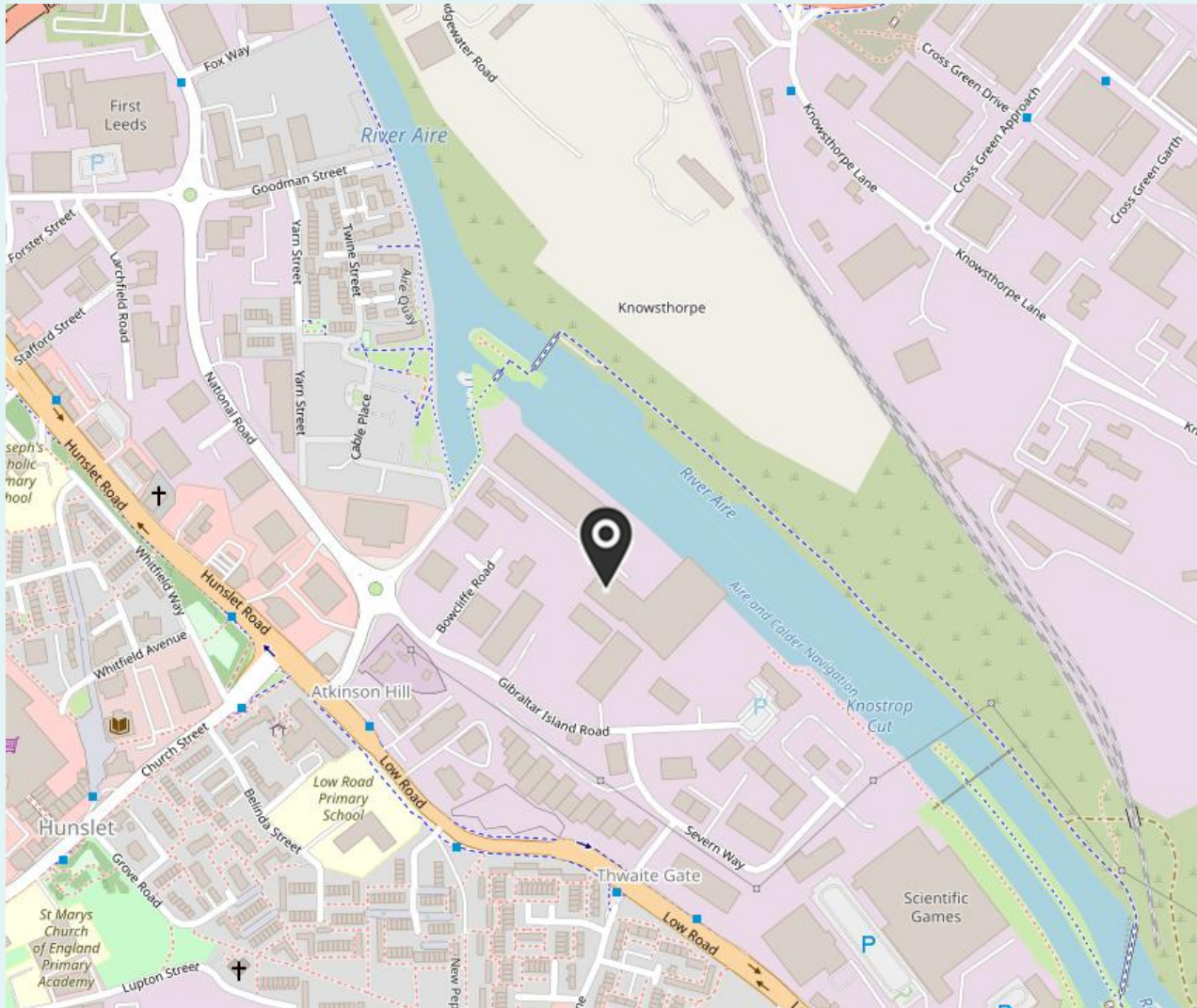
The units are in the process of being reassessed.

EPC

We understand that Unit 8 is exempt from requiring an EPC.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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